

City of Oakland

Interim Design Review Manual for One- and Two-Unit Residences



Adopted by the Oakland City Planning Commission on 6/15/05

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Purpose and Intent

The Design Review Manual for One- and Two-Unit Residences complements existing zoning regulations and the residential design review procedures of the Oakland Planning Code.

The Design Review Manual provides certainty and predictability in the design review process through the establishment of uniform Citywide decision-making criteria for all one- and two-unit projects subject to design review. The Manual serves as the basis for design review approval findings by City staff and, when necessary, the City Planning Commission and the City Council. The Manual is intended to be specific enough to guide development, while at the same time flexible enough to not preclude creative design solutions.

Design review objectives are: (1) to create safe, attractive and stable neighborhoods; (2) maintain property values; (3) provide attractive and highly livable housing that meets the needs of all Oakland residents; and (4) safeguard the City's architectural heritage.

Through the Design Review Manual, the City encourages residential designs that are sensitive to natural conditions and conserve, protect and enhance the unique character of Oakland neighborhoods. Emphasis is placed on the following design features: harmonious relationships between the proposal and existing conditions; the provision and maintenance of usable open space; effective orientation to sun and other elements; and efficiency of land use.

Oakland has many neighborhood environments that vary in landforms, vegetation, development patterns and development densities. Much of the Upper Hill Area is characterized by open canyons, steep natural landforms, native and other naturalistic vegetation, large lots and narrow winding roads. The Lower Hill Area is characterized by smaller hills of varied steepness, natural and ornamental vegetation and more urban development patterns and densities. The flatland areas are mostly characterized by grid street systems and ornamental rather than naturalistic vegetation.

In between these areas are transitional neighborhoods, such as parts of Montclair, which share aspects of both natural and urban settings and are often considered rustic or informal. The Manual seeks to promote design solutions that recognize and are compatible with these different environments.

The Manual provides project sponsors, neighbors and the general public with clear documentation of the City's design objectives and expectations. Toward this end, the Manual presents design approaches which, if followed, will offer project sponsors a high level of certainty through the design review process, assuming their projects conform to all other applicable City standards.

How to Use the Manual's Design Review Criteria and Guidelines

The Design Review Manual consists of both *Criteria* and *Guidelines*. The Criteria set forth the overall policy which is then expressed more specifically in the Guidelines.

To be granted design review approval, a project must conform to all of the applicable Criteria. The Guidelines that follow each Criterion provide methods to interpret and help meet that Criterion.

The City recognizes the Manual cannot anticipate all acceptable solutions to a particular design problem. Therefore, the Guidelines are intended to encourage a variety of good design solutions and are not intended to dictate particular design methods. Methods other than those set forth in the Guidelines may often be appropriate. Strict conformity with the Guidelines may therefore not be necessary as long as the City determines that the relevant Criteria are met. Such determinations may require additional time to review the application.

Design Review Approval Criteria

The following are the Design Review Manual's approval criteria. In order to be approved, a project must conform with all of the applicable criteria:

CRITERION 1: VIEWS

- YES/ NO A project shall make a reasonable effort to maintain the most significant views from primary living spaces of existing residences on lots in close proximity to the project site. View protection is considered for views that are located within view corridors, subject to view protection limitations.

(Refer to Guidelines 1.1- 1.4 for methods to help meet the 'Views' criterion).

CRITERION 2: SOLAR ACCESS

- YES/ NO A project shall make a reasonable effort to minimize solar access impacts on actively used outdoor or indoor areas of abutting residential properties.

(Refer to Guidelines 2.1- 2.3 for methods to help meet the 'Solar Access' criterion).

CRITERION 3: PRIVACY

- YES/ NO A project shall make a reasonable effort to minimize privacy impacts from upper-level decks or windows on primary living spaces of residential lots abutting the SIDES OR REAR of the project site.

- YES/ NO The project shall be designed to minimize privacy impacts ON THE PROJECT from neighboring properties.

(Refer to Guidelines 3.1- 3.3 for methods to help meet the 'Privacy' criterion).

CRITERION 4: SITE DESIGN

- YES/ NO The building or addition shall be sited in a manner that is compatible with adjacent properties and any existing site features, respects the configuration and natural amenities of the lot, and maintains or promotes useable open space.

- YES/ NO Stairways, accessways, and corridors shall be designed to ensure the privacy and security of residents without adversely affecting the residential amenity of adjacent properties.

- YES/ NO The primary pedestrian entrances shall be identifiable from the street; and, where desirable, pedestrian entry paths shall be distinct and separate elements from parking pads and driveways.

- YES/ NO Outdoor spaces shall be an integral part of the overall design (distinct spaces and/or landscaped zones rather than left-over spaces).

- YES/ NO On hillsides, open spaces shall reinforce natural landforms (especially in canyon areas), provide for visual openness between houses and include livable outdoor areas such as courts, yards or terraces at or near grade.

(Refer to Guidelines 4.1- 4.8 for methods to help meet the 'Site Design' criterion).

CRITERION 5: BUILDING DESIGN

- YES/ NO Each building shall have an architectural composition of forms that are well related to one another and the site in proportion, scale, geometry and style.
- YES/ NO Building elevations (walls, windows, roof/eave lines etc.) shall be composed in an ordered, unified and consistent manner that reinforces the design's basic composition, style and massing while providing visual interest.
- YES/ NO Complement neighborhood scale, development patterns and orientation of structures and not disrupt neighborhood appearance.
- YES/ NO The principal entryway shall be visually prominent and located either on the front elevation or on the front portion of a side elevation.
- YES/ NO Parking entrances and garages shall be integrated into the overall design so that they are not dominant features of facades.
- YES/ NO Detailing and use of materials shall enhance the design's appearance and reinforce the architectural composition and style.
- YES/ NO For additions and alterations, the scale, bulk, and massing shall be compatible with, but not necessarily identical to, the existing residence. Any new materials shall be integrated into the overall design even if they are not necessarily identical or similar to existing exterior treatments.

(Refer to Guidelines 5.1- 5.11 for methods to help meet the 'Building Design' criterion).

CRITERION 6: BULK- ALL PROJECTS

- YES/ NO The project shall manage mass, scale and composition, including materials and detailing, to minimize the building's actual and perceived bulk.

(Refer to Guidelines 6.1- 6.11 for methods to help meet the 'Bulk- All Projects' criterion).

CRITERION 7: BULK: SPECIAL METHODS FOR HILLSIDES

- YES/ NO Hillside projects shall use methods that blend with the hillside setting and minimize the building's prominence.
- YES/ NO On sloped sites, minimize perceived bulk when viewed along with neighboring structures from the downslope side.

(Refer to Guidelines 7.1- 7.9 for methods to help meet the 'Bulk: Special Methods for Hillsides' criterion).

CRITERION 8: NEIGHBORHOOD COMPATIBILITY (CONTEXT)

- YES/ NO New construction within 40 feet of a front lot line shall relate well to any strong, positive visual patterns, or "contexts" presented by neighboring buildings within the context area. These visual patterns shall include those created by: (i) roof forms and pitch; (ii) principle entryway treatment; (iii) front setback; (iv) surface materials; (v) windows and openings; (vi) architectural detailing; and (vii) front yard landscaping (see Figure 8-1).

The "context area" consists of the five lots on each side of the project site and the ten closest lots across the street (see Figure 8-2).

This criterion shall apply only if the slope of the project site is 20 percent or less and one of the following situations exists:

- a. Within 1,000 feet of the project site, there is a grid system of multiple streets, or the system of streets forms a pattern of a nearly rectilinear grid or the intersection of more than one grid; or
- b. At least 75% of the sites (including vacant lots) within 300 feet of and on the same street as the project site are 4,000 square feet or less in area.

This criterion does not apply if there are fewer than 10 houses in the context area.

(Refer to Guidelines 8.1- 8.7 for methods to help meet the 'Neighborhood Compatibility' criterion).

CRITERION 9: SITE ACCESS AND PARKING

- YES/ NO Parking areas, garages, driveways and other parking provisions shall be sited to minimize their visual impact on the street and shall be subordinated to the house, landscape and pedestrian entrance.

- YES/ NO Where physically feasible, unenclosed parking spaces shall be visually screened from the street and other significant vantage points.

- YES/ NO Visible portions of the driveway shall minimize the use of paving, and use natural or decorative materials and designs.

- YES/ NO Garages shall be architecturally consistent with the residence and enhance the main building's streetscape appearance.

(Refer to Guidelines 9.1- 9.7 for methods to help meet the 'Site Access and Parking' criterion).

CRITERION 10: LANDSCAPING

- YES/ NO The proposed landscaping shall complement the building design and the use of open spaces and yards, and provide visual interest and spatial definition to outdoor spaces and visual relief from building masses.

- YES/ NO Landscape areas shall be provided wherever possible along property lines and the base of buildings to soften edges.

- YES/ NO Fences, retaining walls, exterior stairs, other minor structures and site paving (hardscape) shall be consistent with the building architecture and landscaping and be sensitive to adjacent property conditions and public views.

- YES/ NO Street-fronting yards shall be designed to highlight the pedestrian entry.

- YES/ NO Water conservation shall be considered in the selection of plant material and irrigation systems.

- YES/ NO Fire resistant vegetation shall be used in hill areas. (The booklet "Firescape – Landscaping to Reduce Fire Hazard" published by the East Bay Municipal Utility District is available at the Zoning Counter.)

(Refer to Guidelines 10.1- 10.15 for methods to help meet the 'Landscaping' criterion).

CRITERION 11: STREET-FRONTING FENCES AND FREESTANDING WALLS

Note: Criterion 11 applies only to street-fronting fences/walls that:
(a) are taller than 42" and require a Conditional Use Permit; or
(b) are part of a landscape plan requiring City approval.

YES/ NO Street fronting fences and freestanding walls shall not be overly dominant within the streetscape and shall relate well to buildings, landscaping and other streetscape design features.

YES/ NO Fences and freestanding walls within front yards and the front portions of street side yards on corner lots shall complement the architectural style of the adjacent residence.

"Front portions of street side yards" refers to the portions of street side yards adjacent to the main residence and does not refer to portions at the rear of the main residence.

(Refer to Guidelines 11.1- 11.12 for methods to help meet the 'Street Fronting Fences and Freestanding Walls' criterion).

CRITERION 12: S-10 SCENIC ROUTE COMBINING ZONE

Note: Criterion 12 applies only to projects in the S-10 Scenic Route Combining Zone that require Design Review and/or a Conditional Use Permit.

YES/ NO Project design in the S-10 Scenic Route Combining Zone shall be aimed at achieving an atmosphere of harmony with nature. The following design considerations shall be given special attention:

1. Materials and architectural appointments;
2. Colors;
3. Landscaping;
4. Building mass and siting.

(Refer to Guidelines 12.1- 12.5 for methods to help meet the 'S-10 Scenic Combining Zone' criterion).

Criterion 1: View Impacts on Neighboring Properties**CRITERION 1: VIEWS**

A project shall make a reasonable effort to maintain the most significant views from primary living spaces of existing residences on lots in close proximity to the project site. View protection is considered for views that are located within view corridors, subject to view protection limitations.

GUIDELINES:**1.1 DEFINITIONS**

- A. "Significant views" are distant views of the following scenic sites, in order of priority:
1. Golden Gate Bridge, Bay Bridge, other bridges, downtown Oakland or San Francisco skyline;
 2. A large portion of San Francisco Bay and/or San Pablo Bay;
 3. A panoramic view of a major natural feature, such as the Oakland/Piedmont/Berkeley Hills, a large open hillside, Mount Tamalpais, Mount Diablo, Lake Merritt, etc.;
 4. A prominent structural landmark, such as U.C. Berkeley Campanile, Mormon Temple, etc.
- B. "Primary Living Spaces" include, in order of priority:
1. Main living room or family room;
 2. Master bedroom;
 3. View-oriented deck or patio;
 4. Dining area or kitchen; or
 5. If none of above, another bedroom having the only significant view.
- C. "View Corridors" are sight lines from "primary living spaces" (1.1B) to "significant views" (1.1A) extending outward from the following designated viewpoints:
1. Rear elevations on down-slope lots at least one level (about 10 feet) above adjacent grade;
 2. Front elevations on up-slope lots at least one level (about 10 feet) above the street pavement;
 3. The front and rear 15 feet of upper level side-facing elevations, but only on cross-slope lots steeper than 20% and a change in elevation between abutting residences of at least 10 feet (about one story).

(See Figure 1.1C)

1.2 VIEW IMPACT EVALUATION

- A. View protection will be considered for all existing residences abutting the project site or directly across the street (see Figure 1.2). View protection will also be considered for residences on lots within 300' of the project site in cases where the potential view impact is called to the City's attention.
- B. For purposes of the Manual, a "view impact" relates only to the potential view obstruction resulting from additions, alterations and/or new construction of one- and two-unit residences, and not from trees or other vegetation.
- B. If a significant view is wide angle or panoramic, then an obstruction of ten (10) degrees or more would usually be considered a view impact. If the view is instead toward a single object, such as the Golden Gate Bridge, then any level of obstruction may be considered a view impact.
- C. Sight lines toward a significant view begin at seated eye level (4' above floor level). Proposed roof lines should be a minimum of 2 feet below eye level but may need to be lower if significant distance separates the project and impacted building, due to the downward angle of views.
- D. Where more than one neighboring property has a view corridor over the project site, view protection priority will be given to the closer property(ies).
- E. Where a neighboring property has more than one view corridor over the project site, priority will be given to protecting the best available view as determined by the guidelines.
- F. Story poles may be required, at staff's discretion, to adequately evaluate potential impacts on views.

1.3 VIEW PROTECTION LIMITATIONS-- REASONABLE EFFORTS

View protection techniques as described in guideline 1.4 below are typically *not* required if any of the following apply:

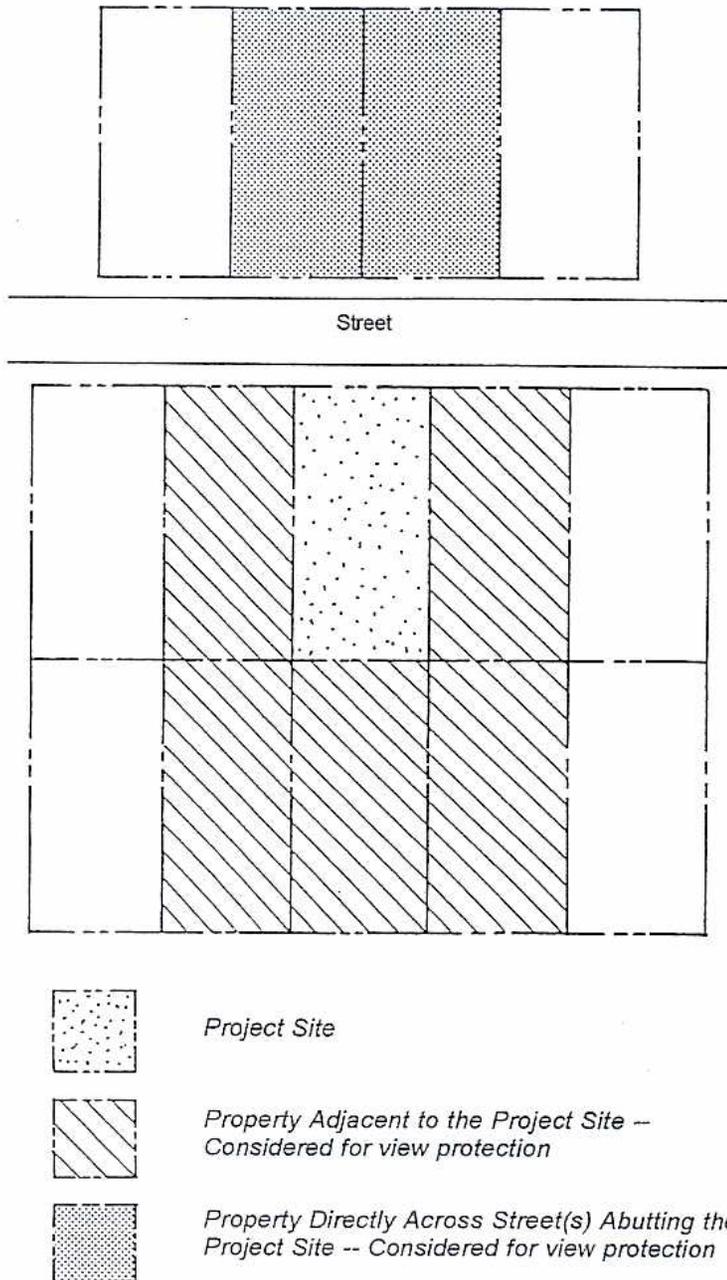
- A. The project maintains the best views from neighboring properties but other views are reduced or blocked, or
- B. View protection techniques would result in lesser or lower quality views for the project than neighboring properties, or
- C. View protection techniques would result in a house significantly smaller in floor area or height than neighboring residences on similar lots, or a house less than two stories in height (except for small portions that may need to be limited to one story to preserve a view), or
- D. View protection techniques would require reducing the project's height more than 20 percent below the Zoning Regulation's height limits (without a Variance or Conditional Use Permit) and/or reducing the buildable area as defined by the front, side or rear setbacks more than 20 percent.

1.4 VIEW PROTECTION TECHNIQUES

On the following pages are common design techniques affecting a home's height, siting, massing, or depth in order to maintain views from neighboring properties. These techniques should be used at the early stages of design.

Where a significant view is impacted by a proposed design, one or more of the following techniques may be required for mitigation:

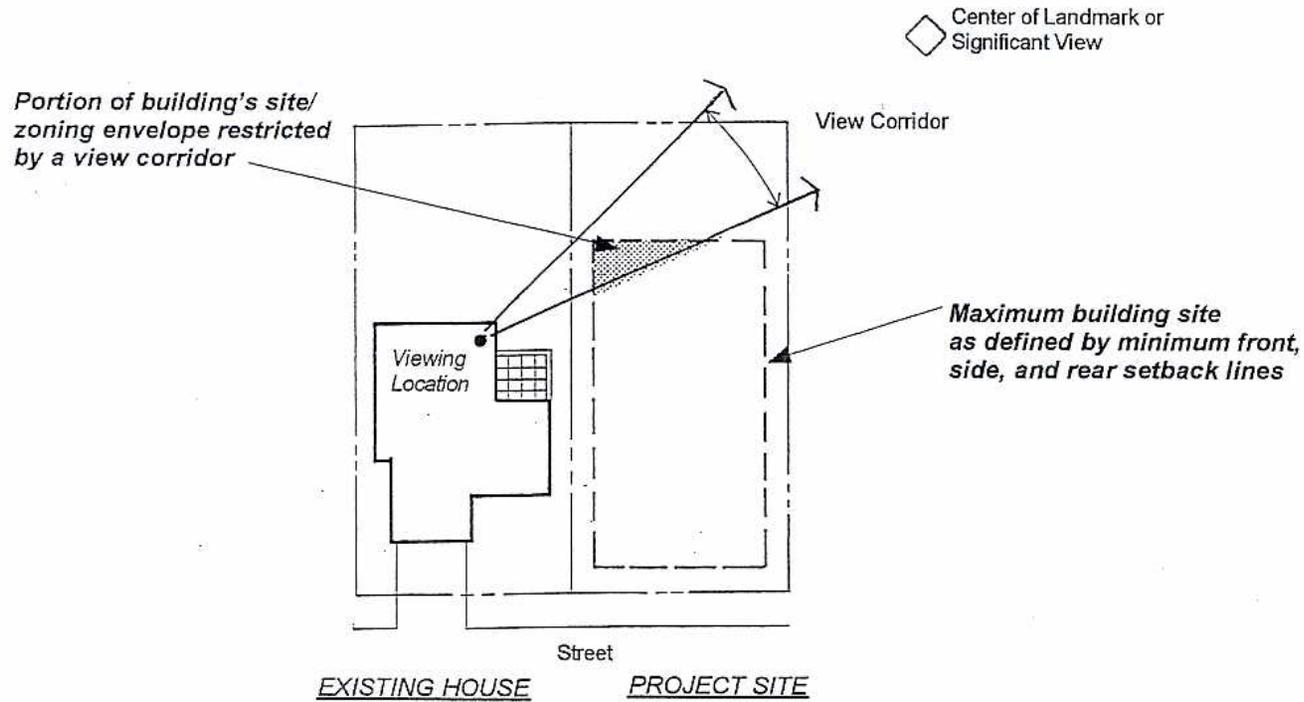
FIGURE 1.1: PROPERTIES ELIGIBLE FOR VIEW PROTECTION



Criterion 1: View Impacts on Neighboring Properties

FIGURE 1.1C: VIEW CORRIDORS (PAGE 1 OF 1)

View Corridor 1 -- Rear elevation of building on downslope lot



View Corridor 2 -- Front portion of building on upslope lot

View Corridor 3 -- Upper level side elevation on cross slope lots steeper than 20 percent

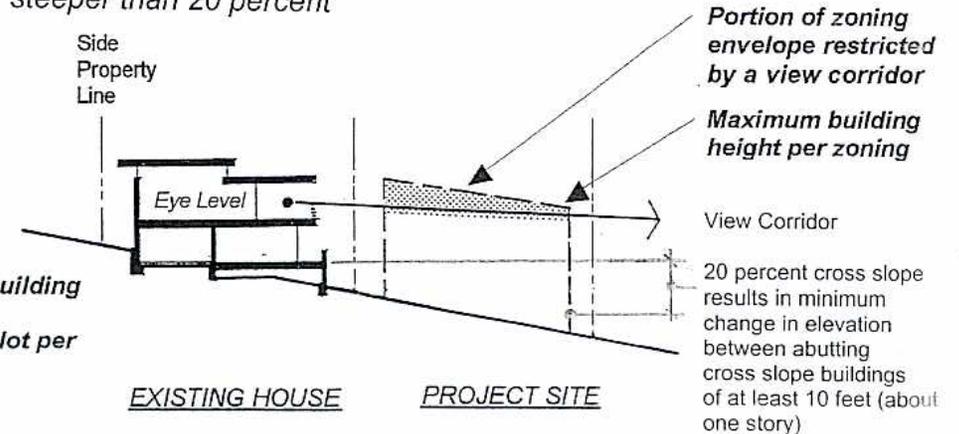
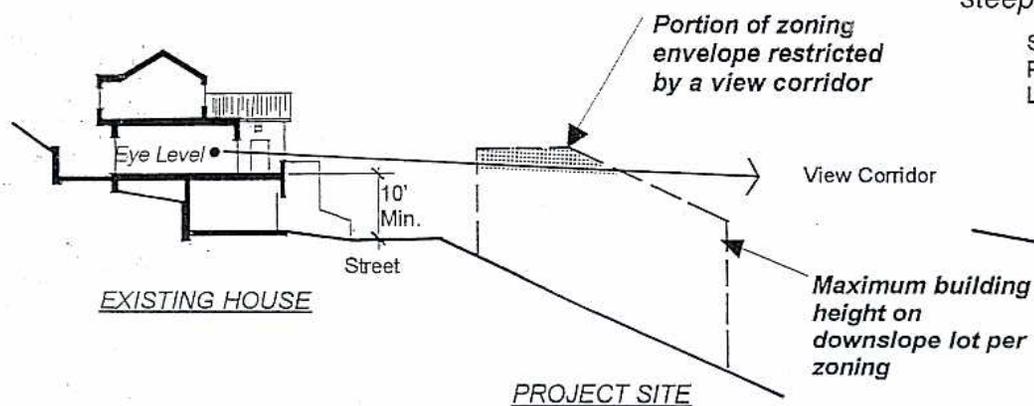
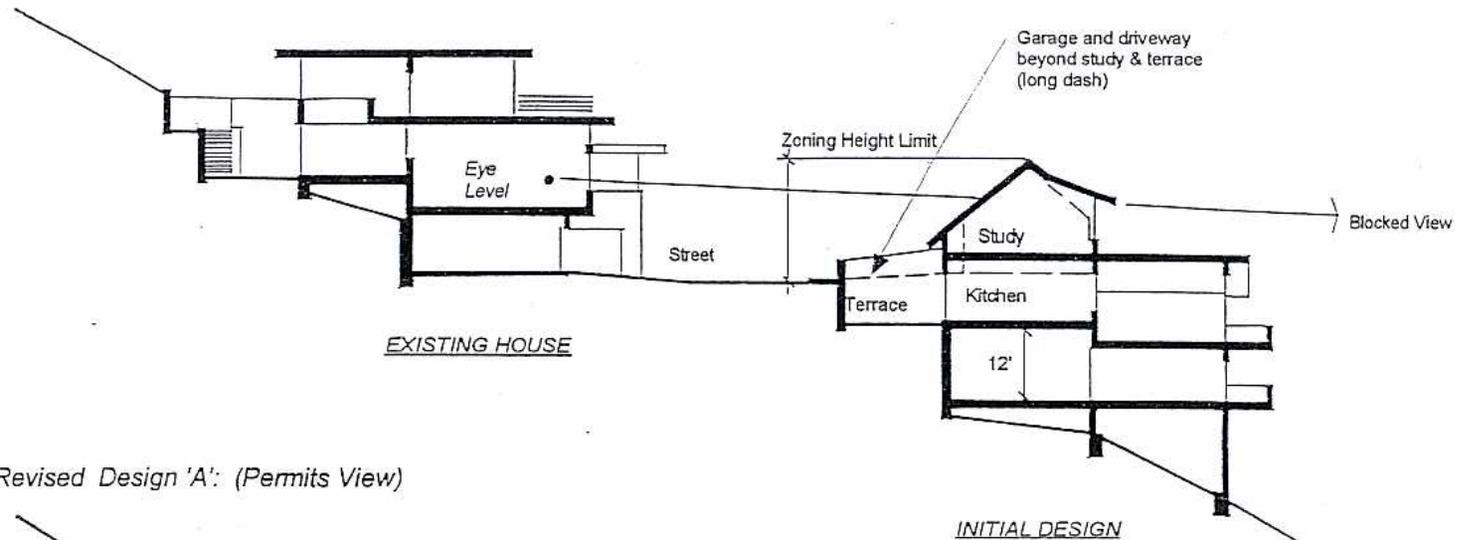
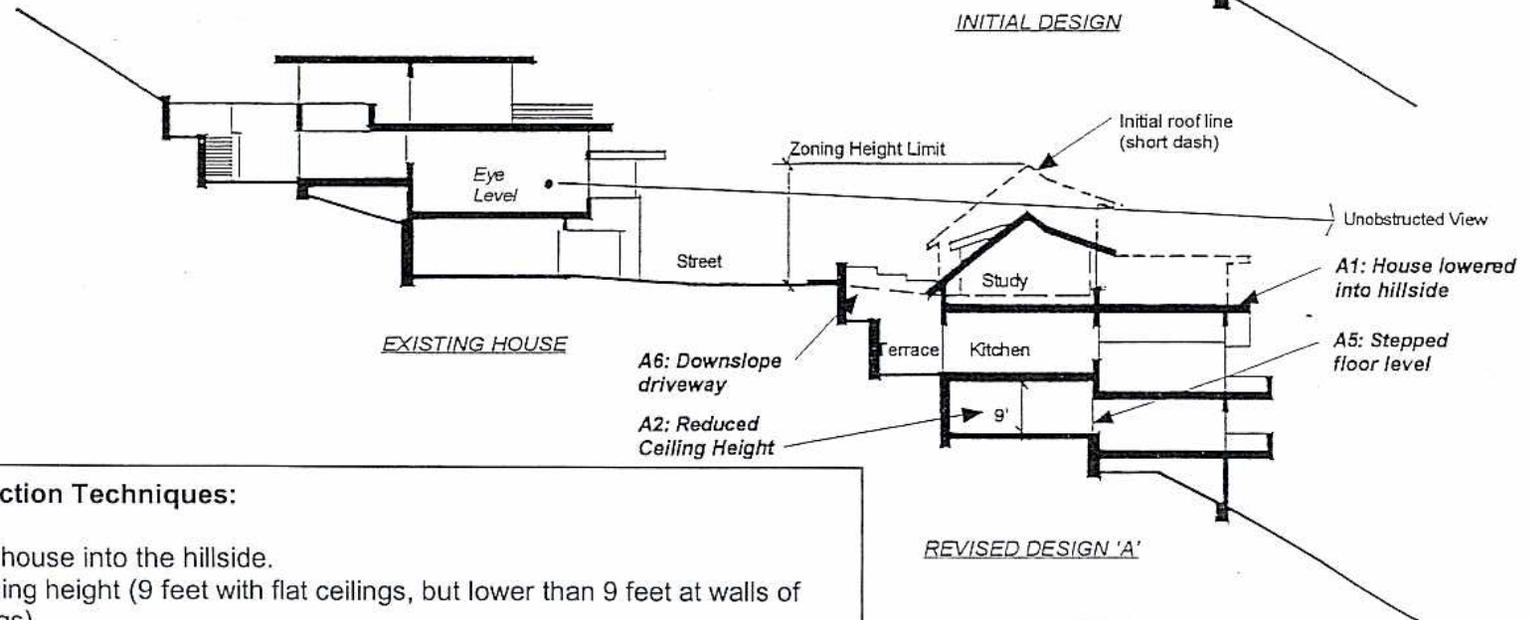


FIGURE 1.4A: HEIGHT REDUCTION TECHNIQUES (Page 1 of 2)

Initial Design: (Blocks View)



Revised Design 'A': (Permits View)



1.4A Height Reduction Techniques:

1. Lowering the house into the hillside.
2. Reducing ceiling height (9 feet with flat ceilings, but lower than 9 feet at walls of vaulted ceilings).
3. Reducing roof pitches.
4. Relocating upper floor space to an existing or new lower level.
5. Using split-level floor plans
6. Sloping driveways down from the street on downslope lots.

FIGURE 1.4A: HEIGHT REDUCTION TECHNIQUES (Page 2 of 2)

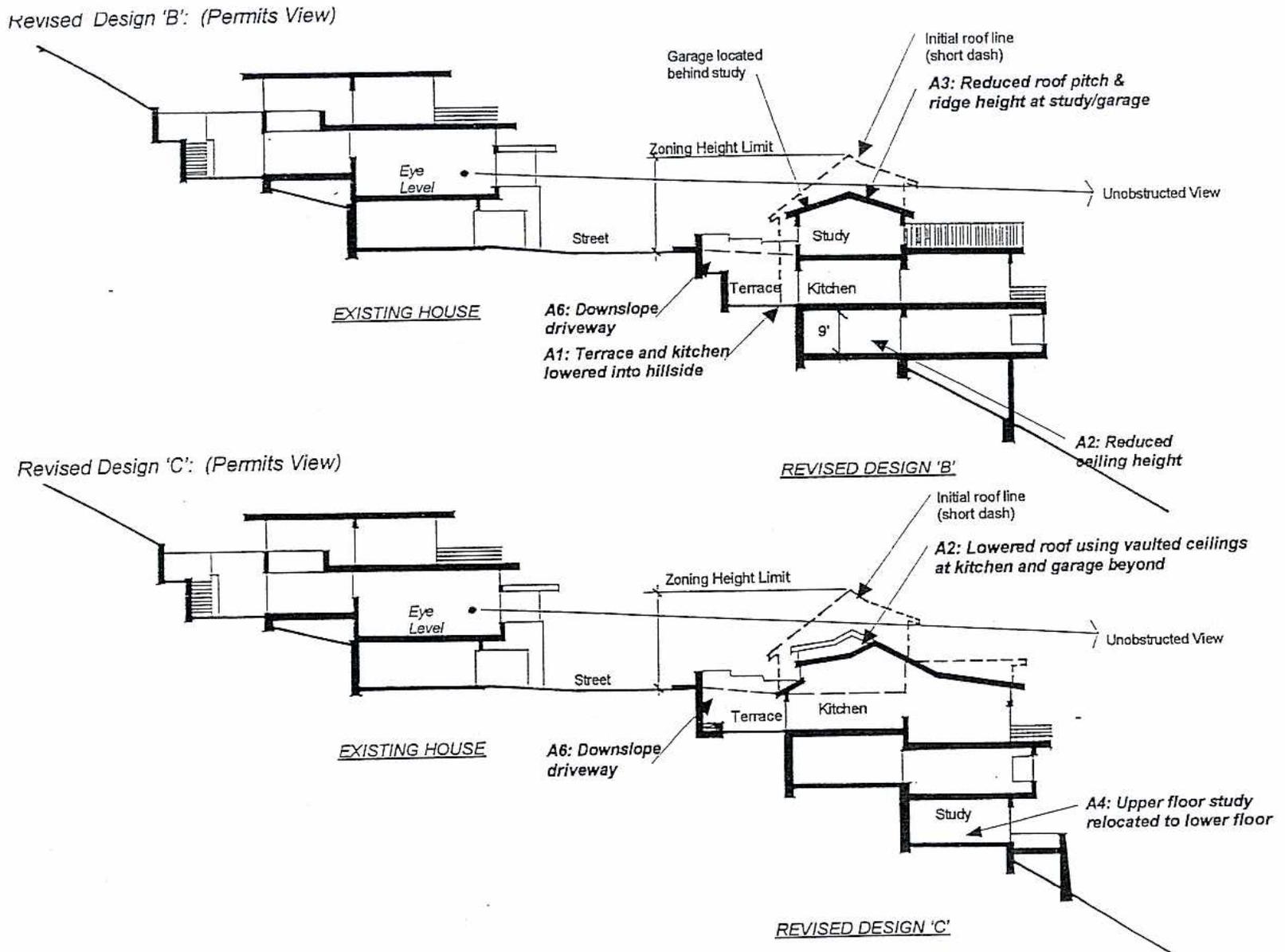
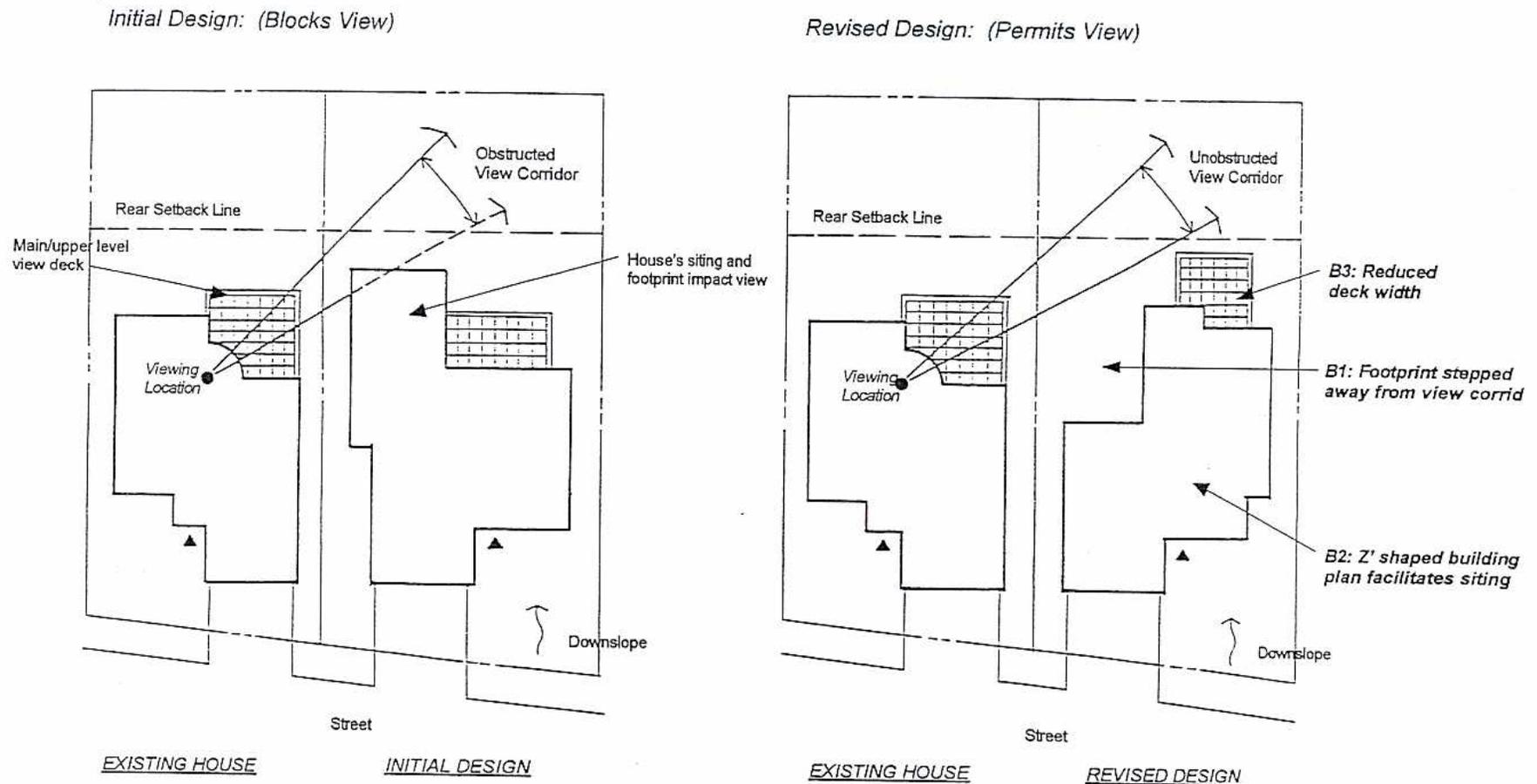


FIGURE 1.4B: SITING TECHNIQUES (Page 1 of 2)
 (Downslope lot example)

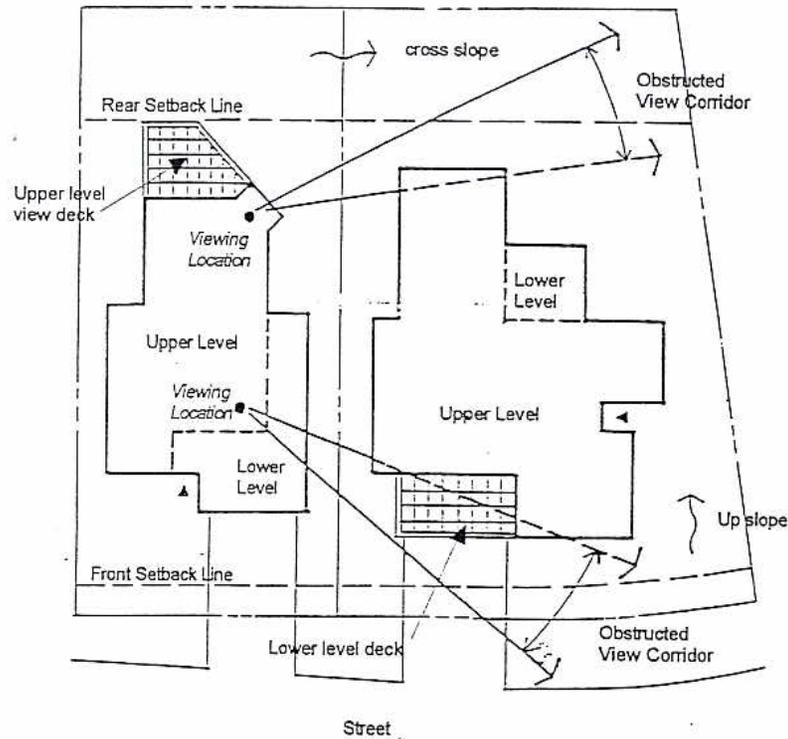


1.4B Siting Techniques:

1. Stepping, angling, shifting, or rotating the building's footprint or upper levels away from the view corridor.
2. Using an irregular-shaped footprint configuration, such as "L", "Z", "T" or wedge shape instead of a rectangular footprint.
3. Reducing the width or depth of a floor level, room, or deck.
4. Using a courtyard or similar gap in the house to create a view corridor.

FIGURE 1.4B: SITING TECHNIQUES (Page 2 of 2)
(Irregularly sloped lot example)

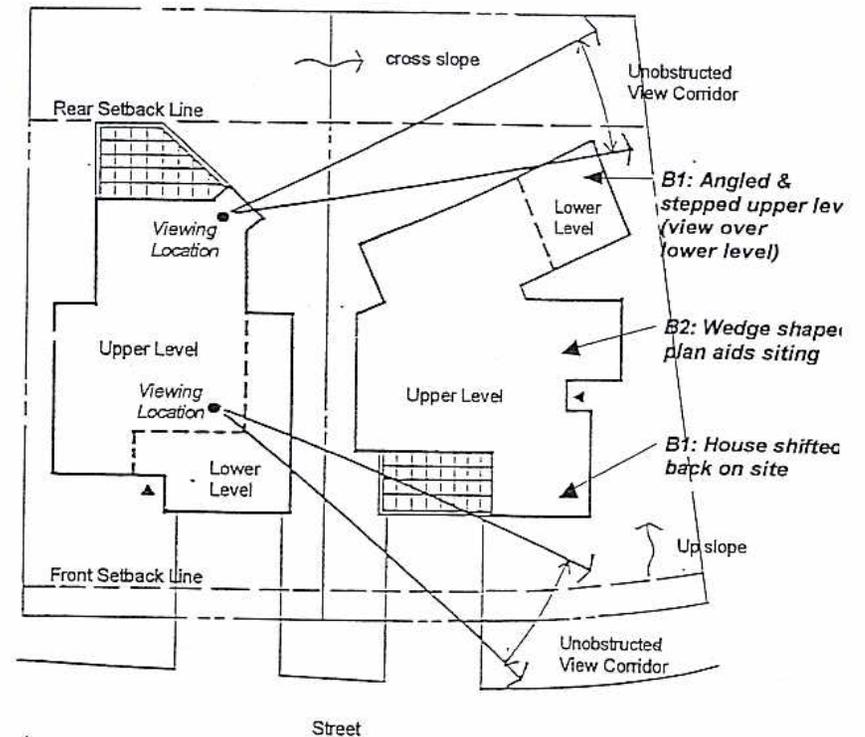
Initial Design: (Blocks View)



EXISTING HOUSE

INITIAL DESIGN

Revised Design: (Permits View)



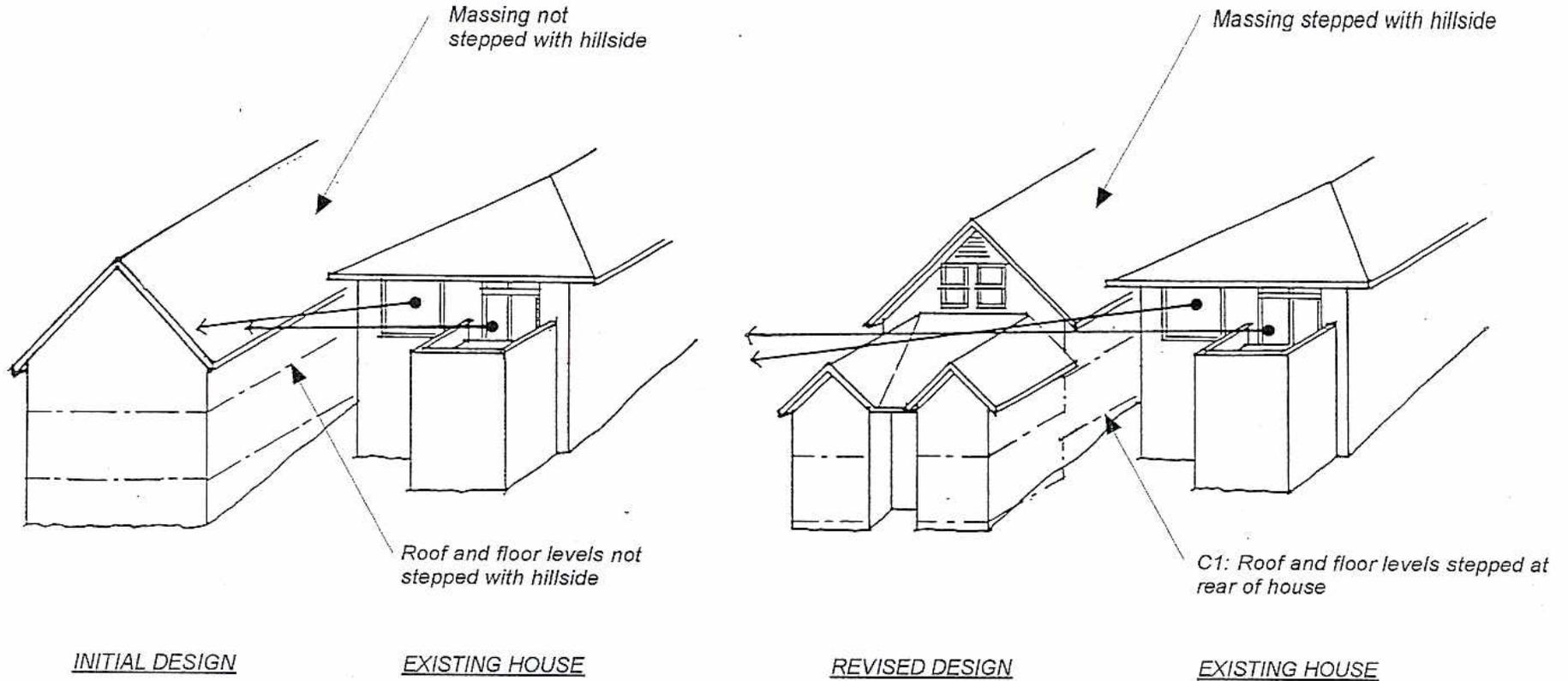
EXISTING HOUSE

REVISED DESIGN

FIGURE 1.4C: MASSING TECHNIQUES (Page 1 of 2)

Initial Design: (Blocks View)

Revised Design: (Permits View)



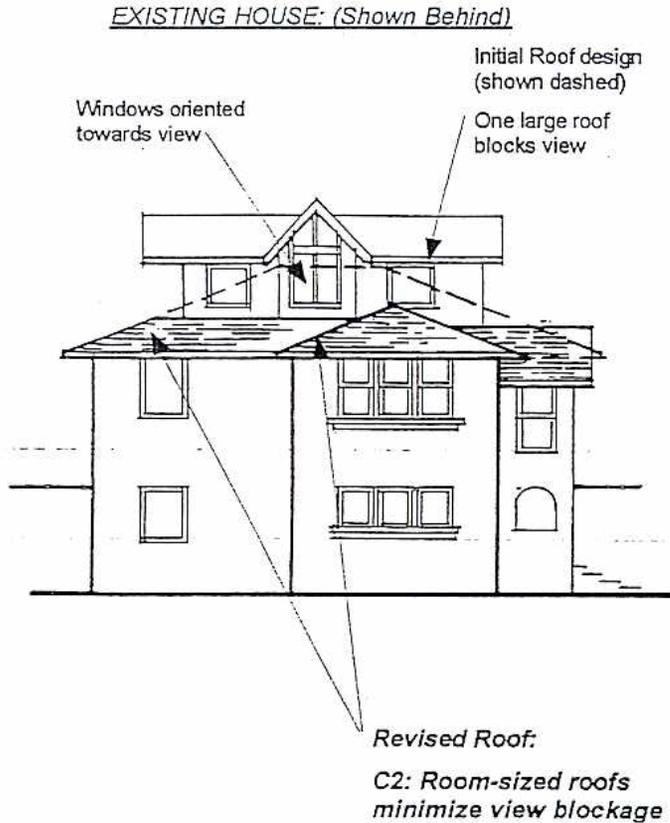
1.4C Massing Techniques:

1. Stepping roof volumes with the hillside and away from views.
2. Using smaller roof forms fitted to room widths rather than larger forms fitted to building widths.
3. Using dormers or similar devices to reduce building volume within view corridors.
4. Altering roof forms (e.g. gable to hip roof) or reorienting ridge lines.
5. Carefully locating and limiting the size of chimneys, tower forms, or similar elements.

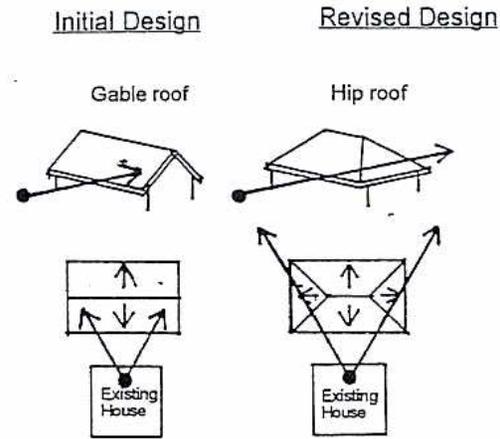
OAKLAND DESIGN REVIEW MANUAL FOR ONE AND TWO UNIT RESIDENCES
Criterion 1: View Impacts on Neighboring Properties

FIGURE 1.4C: MASSING TECHNIQUES (PAGE 2 OF 2)

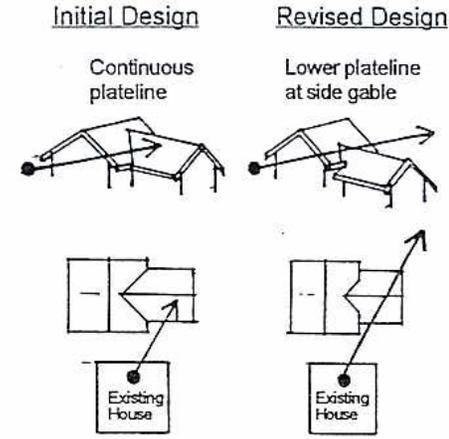
C2: Fitting roof forms to room widths, rather than building widths:



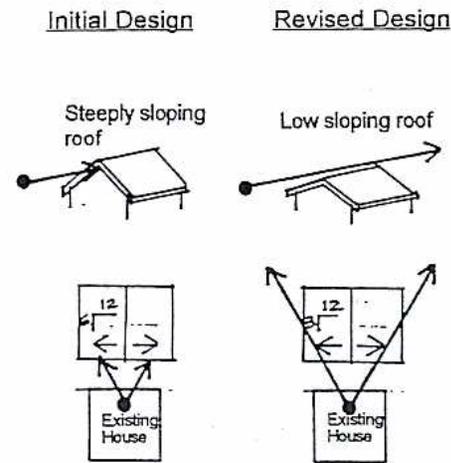
C4: Revising roof forms:



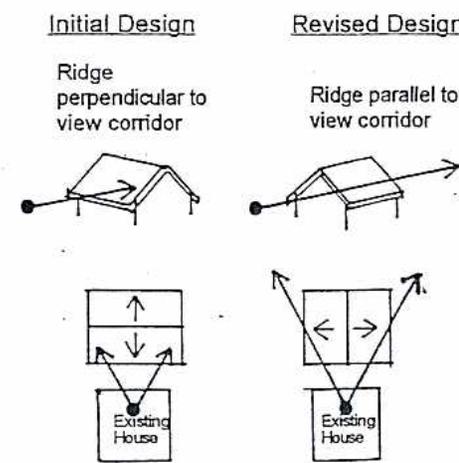
a) CHANGE ROOF FORM



b) LOWER PLATELINE

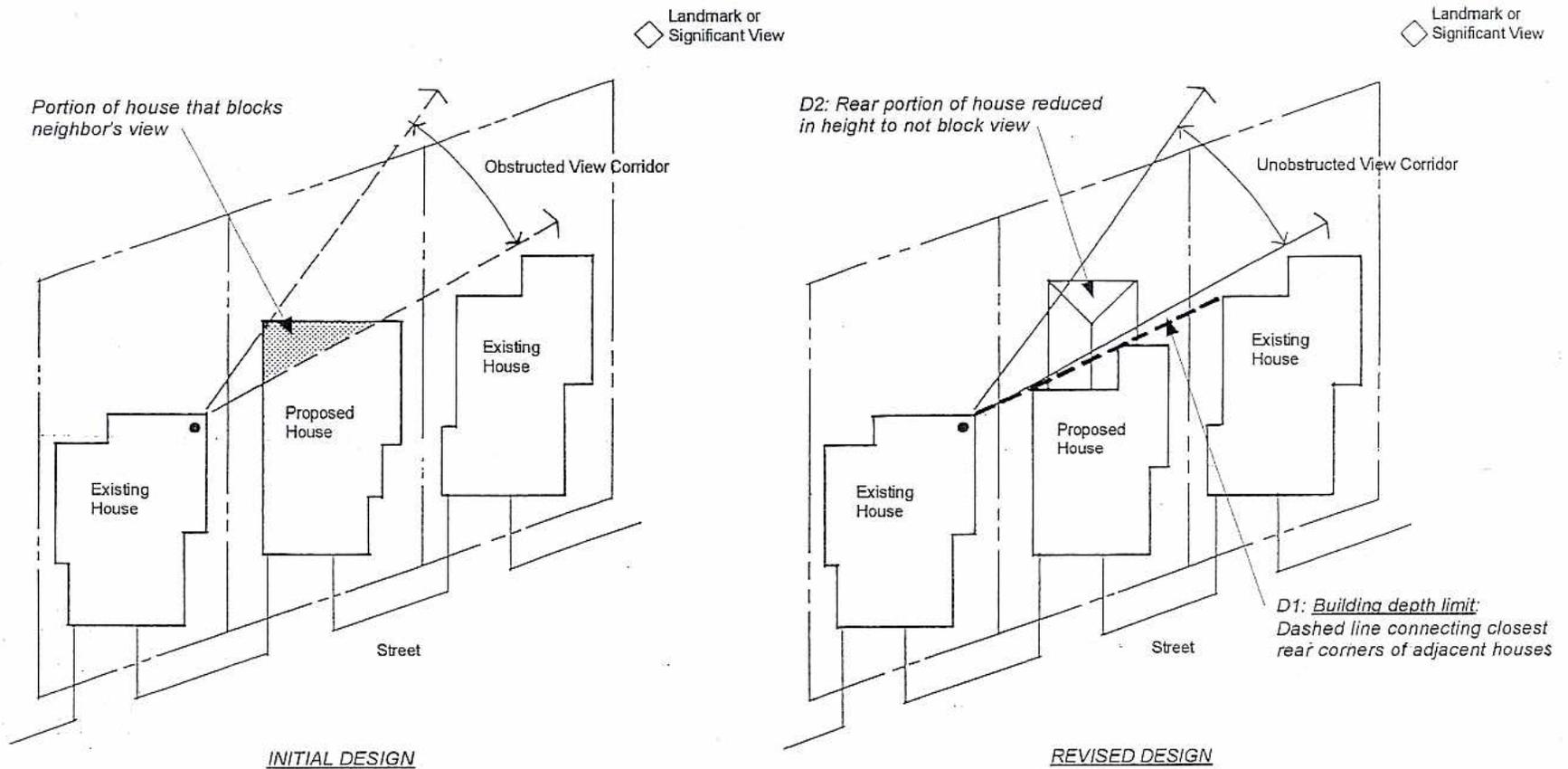


c) LOWER ROOF SLOPE



d) REORIENT RIDGELINE

FIGURE 1.4D: BUILDING DEPTH LIMIT TECHNIQUE (Page 1 of 1)



1.4D Building Depth Limit Technique:

1. Where other measures cannot maintain a view corridor and a reduced building depth would preserve the corridor, the portion of the project that impacts views should not extend beyond a line connecting the closest rear corners (including decks and similar projections) of the adjacent residences on each side of the project site.
2. The building depth limit will be considered **only** for the portions of the project that impact view corridors. The building depth limit is not intended to limit a one-story room or deck projection placed close to ground level that does not impact views from adjacent houses.
3. If there is only one adjacent residence because the project site is a corner lot or next to a vacant lot, the building depth limit will be the line connecting the adjacent building's closest rear corner and perpendicular to the side lot line. If there are no buildings on adjacent lots, the building depth limit does not apply.
4. Application of the building depth limit technique to its full extent may not be appropriate where there are unusual street configurations (especially at sharp turns) or where adjacent houses have very shallow building depths. A very shallow building depth is considered to be less than 35' as measured from the front setback line to the building's rear wall.

CRITERION 2: SOLAR ACCESS

A project shall make a reasonable effort to minimize solar access impacts on actively used outdoor or indoor areas of abutting residential properties.

GUIDELINES:

2.1 DEFINITIONS

- A. An *“actively used outdoor area”* is a gathering space with a seating area, a sunning area, a pool/fountain, planters, or other similar amenities.
- B. An *“actively used indoor area”* is a room typically used for entertainment functions, such as living rooms, dining rooms, kitchens, family rooms, etc. They exclude bedrooms and bathrooms.
- C. A *“solar access impact”* exists when more than 50% of an “actively used indoor area’s” exterior walls facing the project or when more than 50% of an “actively used outdoor area” is-are either:

- i. In shadow created by the project structure as determined by a shadow study for the spring/fall equinox during at least two of the following three times of day: 9:00 a.m., Noon, and 3:00 p.m. (See Figure 2.1.)

OR

- ii. Beneath an inclined plane extending downwards at a 45 degree angle from the top of the proposed structure’s northeast to northwest facing sides and roofs. (See Figure 2.2.)

When available from either the project sponsor or other interested party and determined to be accurate by City staff, method “i” above will be used; otherwise method “ii” will be used.

Note: Method (i) uses the hours between 9 a.m. and 3 p.m. because this period has the greatest solar gain.

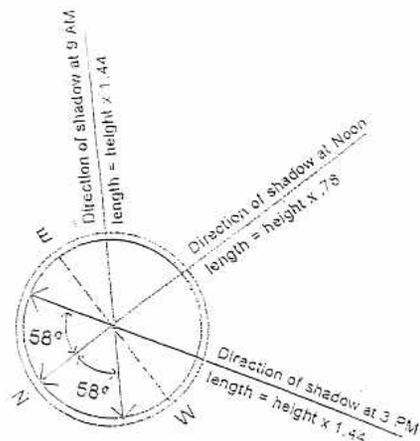
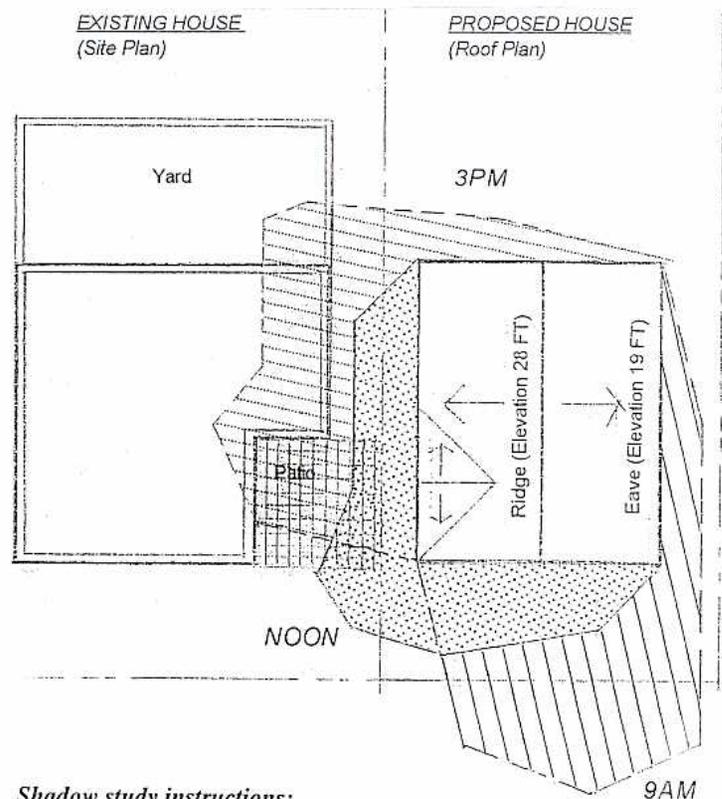


FIGURE 2.1: SHADOW STUDY ILLUSTRATION

Example of Shadow Study



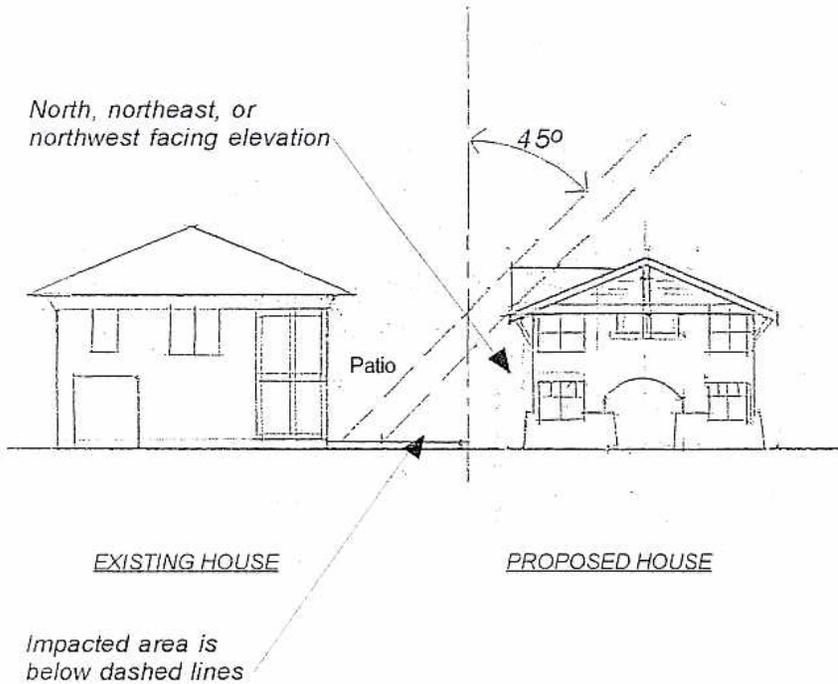
Shadow study instructions:

- 1) Draw roof plan of proposed house & footprint of adjacent house. Indicate height of proposed ridges and eaves, and of neighbor’s decks and/or patios. Draw a north arrow.
- 2) Draw lines from ridges and eaves in a direction 58 degrees to the right of north (for shadows at 9 a.m.).
- 3) Determine the length of each shadow by multiplying the distance between the ridges/eaves and the decks/patios by 1.44.
- 4) Connect the points where shadows have the greatest length to show the outline of the 9 a.m. shadow on the ground.
- 5) Repeat steps 2, 3, and 4 for noon and 3 p.m. For noon, draw lines directly north. For 3 p.m. use a direction 83 degrees to the left of north. For the length of the shadow at noon, multiply the height by .78; for 3 p.m. multiply by 1.44.

Note: Data from Architectural Graphic Standards

FIGURE 2.2: 45 DEGREE SOLAR INCLINE PLANE

Example shows same house as in Figure 2.1



45 degree solar incline plane instructions:

- 1) Draw proposed house and adjacent house in elevation.
- 2) Draw lines at a 45 degree angle projecting down from eaves, gables, ridges, etc.
- 3) Calculate the percentage of the outdoor area impacted by shadows. (For multiple roof forms, as in this example, transfer the shadow line to the plan drawing before calculating this percentage.)

Note: Any shadow cannot cover more than 50 percent of an active outdoor area.

2.2 SOLAR ACCESS IMPACT MITIGATION MEASURES

Where a solar access impact is identified, mitigation measures may be required to preserve solar access. These measures are the same as those for view impacts in Section 1.4 above and include adjustments to building wall or roof height, siting, massing and similar measures.

However, mitigation measures will not be required for the situations listed in Section 2.3 below.

2.3 SOLAR ACCESS IMPACTS NOT REQUIRING MITIGATION

The following solar access impacts do not require mitigation:

- A. Shadows cast by fences, landscaping, or one-story structures.
- B. When mitigation would restrict the property's development as described in Section 1.3 for view impacts (View Protection Limitations—Reasonable Efforts).

CRITERION 3: PRIVACY

a. A project shall make a reasonable effort to minimize privacy impacts from upper-level decks or windows on primary living spaces of residential lots abutting the **SIDES OR REAR** of the project site.

b. The project shall be designed to minimize privacy impacts **ON THE PROJECT** from neighboring properties.

GUIDELINES

3.1 DEFINITIONS

A. Privacy Impact. A "privacy impact" is the ability to obtain direct, casual observation of a property's inhabitants from an upper-level deck, terrace or window at the side or rear of an abutting residence, especially from large windows or decks that are unscreened and oriented towards facing windows or decks.

An upper-level deck or terrace is a deck or terrace surface higher than three feet above grade. An upper-floor window is a window with a sill higher than eight feet above grade.

A ground-level deck or terrace is a deck or terrace surface that is within three feet of grade. A ground-level window is a window with a sill less than eight feet above grade.

B. Primary Living Spaces. The following "primary living spaces", listed in order of priority, are considered for privacy protection if these spaces abut the sides or rear of the project site:

1. Master bedroom suite
2. Other bedrooms
3. Kitchen
4. Living or family room
5. Main deck or patio

3.2 PRIVACY PROTECTION LIMITATIONS – REASONABLE EFFORTS

"Privacy protection techniques" as described in guideline 3.3 below are typically *not* required if any of the following apply:

- A. Providing privacy protection would result in the loss of significant views for the project that cannot be elsewhere accommodated.
- B. Providing privacy protection would result in large blank walls or other unfavorable design impacts.
- C. Reducing the size of the window causing the privacy impact would violate building code exiting requirements.
- D. The privacy impact is from a street-facing side of the project, from which privacy is generally not protected.
- E. The privacy impact is from a ground-level window, deck, or terrace, from which privacy protection is generally limited to landscape or fence screening.
- F. Providing additional privacy would limit the use of the project site significantly more than that enjoyed by neighboring properties.

3.3 PRIVACY PROTECTION TECHNIQUES NORMALLY REQUIRED

One or more of the "privacy protection techniques" shown on the following pages are typically required when there is a "privacy impact". These techniques should be used at the early stages of design.

The level of mitigation required depends on the size of the impact, the available options for mitigation, and the consequences of mitigation.

Mitigation is intended to be balanced with the project's functional and visual qualities. Some loss of neighbors' privacy may still result even with skillful and sensitive design.

FIGURE 3.3: PRIVACY PROTECTION TECHNIQUES (Page 1 of 2)
 Impacts from rear elevations and upper decks

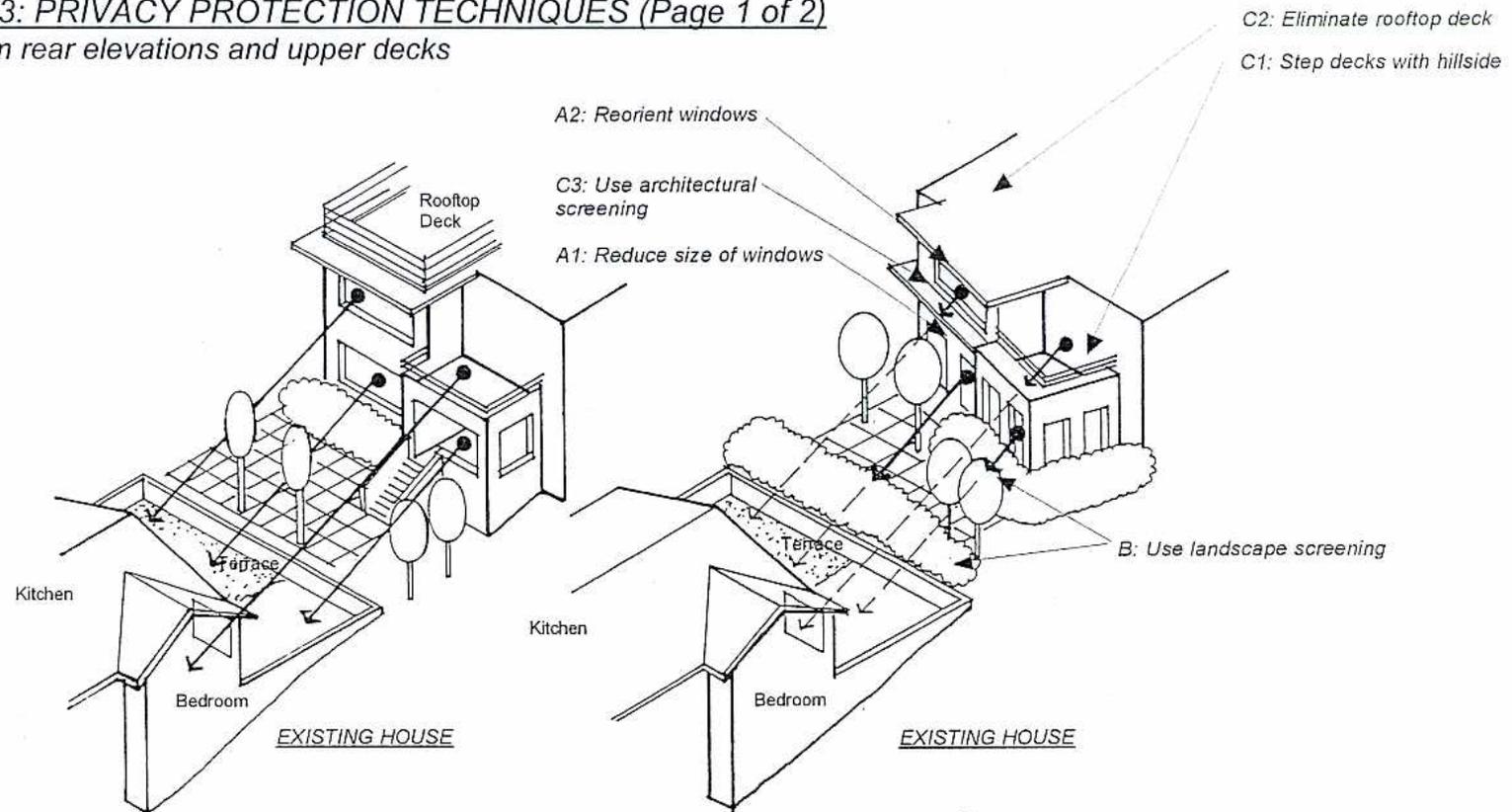


Figure 1: Initial Design (Impacts Privacy)
 Note: Line with arrow indicates unobstructed view

Figure 2: Revised Design (Maintains Privacy)
 Note: Dashed line indicates blocked view

3.3A. General Impacts (All Impacts From Sides or Rear of Project Site, including Upper-Floor Decks):

1. Reduce the size of very large windows.
2. Angle/orient windows away from adjacent property's impacted areas.

3.3B. Impacts From Rear Elevations Only:

Use dense landscaping, fences, or hedges to augment architectural solutions. (Note: this approach should not be used if it causes view impacts.)

3.3C. Impacts From Upper-Floor Decks on Side or Rear Elevations:

1. Step multi-level decks with the hillside so that the upper decks have lower impact.
2. Reduce the size of large decks close to property lines and avoid rooftop observation decks where there are privacy impacts.
3. Use building wall extensions or other permanent architectural elements as screening devices.

FIGURE 3.3: PRIVACY PROTECTION TECHNIQUES (Page 2 of 2)
Impacts from side elevations and upper decks

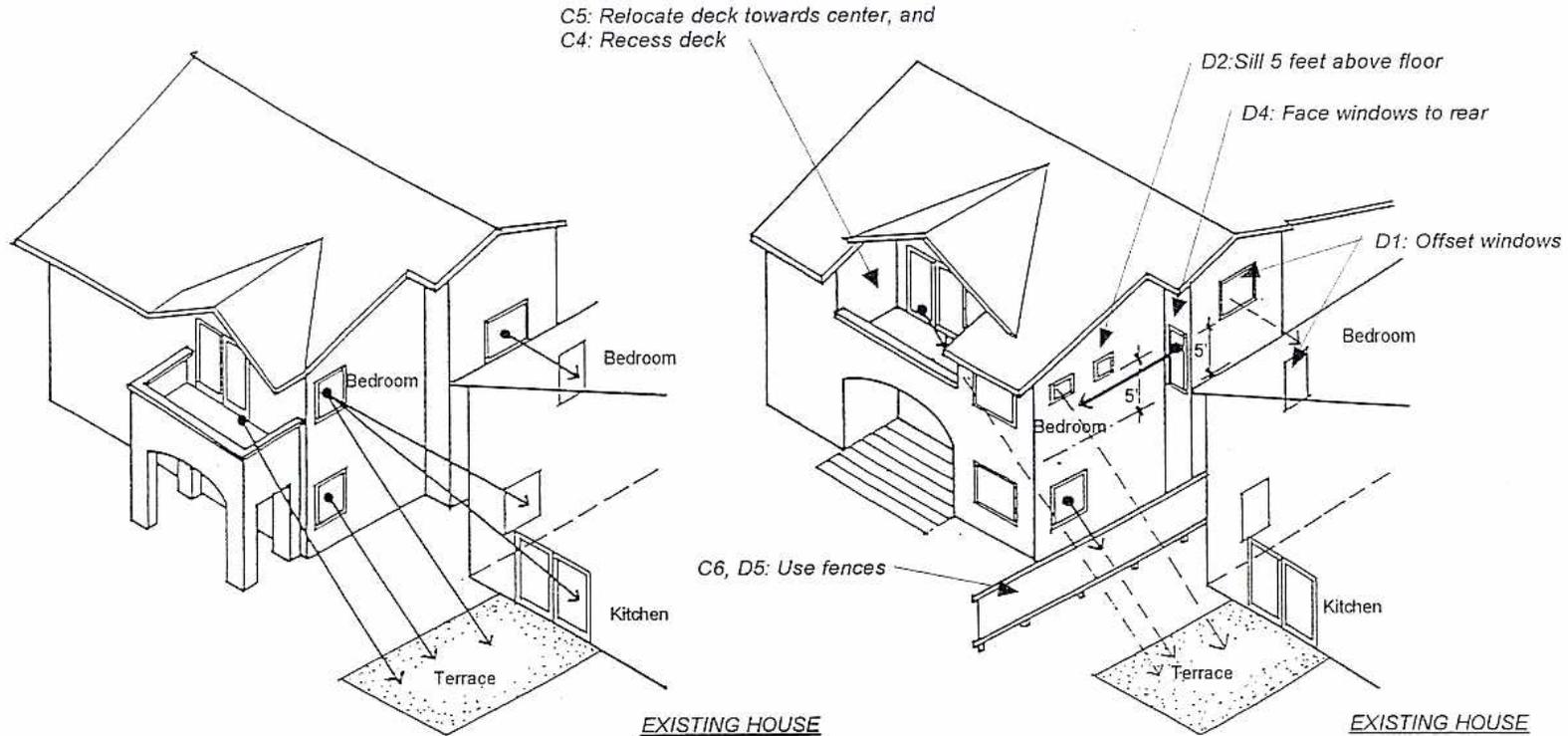


Figure 1: Initial Design (Impacts Privacy)
Note: Line with arrow indicates unobstructed view

Figure 2: Revised Design (Maintains Privacy)
Note: Dashed line indicates blocked view

3.3C. Impacts From Upper-Floor Decks on Side or Rear Elevations (continued):

4. Tuck the deck into the building envelope as screening device.
5. Locate or orient upper-floor decks away from side yards and towards the center of the lot to minimize direct sight lines to impacted areas of neighboring residences.
6. Use dense landscaping, fences, or hedges to augment architectural solutions. (Note: this approach should not be used if it causes view impacts.)

3.3D. Impacts From Side Elevations Only:

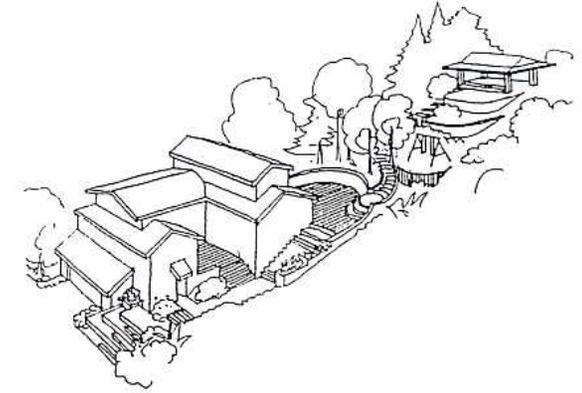
1. Offset windows.
2. Use windows with sills at least 5' above finished floor.
3. Use obscure glass.
4. Adjust the floor plan to face larger windows towards the front or rear yard and away from the side yard.
5. Use dense landscaping, fences, or hedges to augment architectural solutions. (Note: this approach should not be used if it causes view impacts.)

CRITERION 4: SITE DESIGN

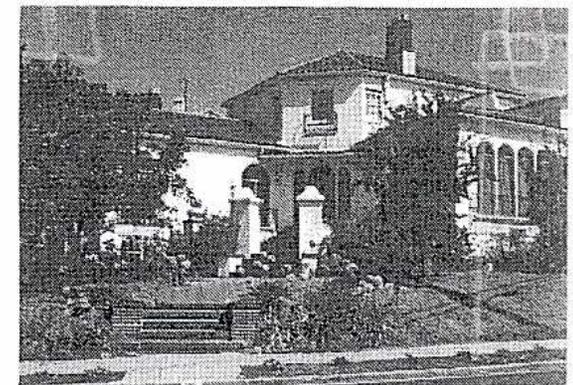
- (a) *The building or addition shall be sited in a manner that is compatible with adjacent properties and any existing site features, respects the configuration and natural amenities of the lot, and maintains or promotes useable open space.*
- (b) *Stairways, accessways, and corridors shall be designed to ensure the privacy and security of residents without adversely affecting the residential amenity of adjacent properties.*
- (c) *The primary pedestrian entrances shall be identifiable from the street; and, where desirable, pedestrian entry paths shall be distinct and separate elements from parking pads and driveways.*
- (d) *Outdoor spaces shall be an integral part of the overall design (distinct spaces and/or landscaped zones rather than left over spaces).*
- (e) *On hillsides, open spaces shall reinforce natural landforms (especially in canyon areas), provide for visual openness between houses and include livable outdoor areas such as courts, yards or terraces at or near grade.*

GUIDELINES:

- 4.1 Consider the cumulative impact of site planning/open space design on the neighborhood, including any hillsides, as viewed from a distance.
- 4.2 Consider the impact of outdoor space(s) on adjacent properties. Outdoor space(s) abutting adjacent properties should be designed to enhance the visual and functional characteristics of the combined space.
- 4.3 Develop an open space design for the whole property. Consider including gardens, courts, paths, terraces etc.
- 4.4 Locate the front door and/or pedestrian entry path to clearly indicate the pedestrian entry sequence from the street.

**ENCOURAGED**

- ▶ *An overall site design concept*
- ▶ *An integrated system of spaces that defines site access, site circulation and usable courts and terraces*
- ▶ *Design that creates ample open space between houses*
- ▶ *Outdoor spaces that assist in reducing building bulk*



- ▶ *Entry court, brick path and steps, and well composed landscaping provide a positive transition between this house and the street*

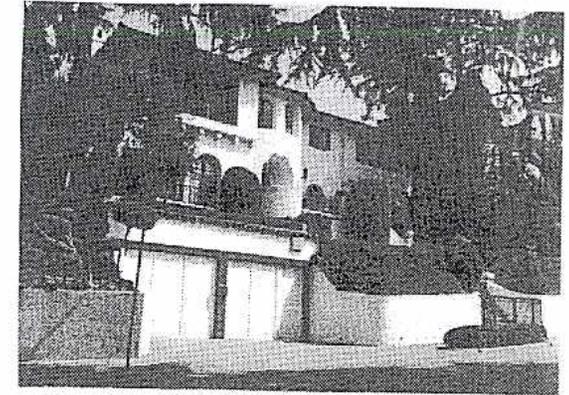
Special Guidelines for Hillside:

4.5 On hillsides, use courtyards and other spaces to organize building volumes and create transitions from house to land.

4.6 On hillsides, avoid large retaining walls and excessive grading. A few low walls can often provide grade transitions and usable spaces close to floor levels.

4.7 On hillsides, avoid filling up side yards with concrete stairs or paved areas that limit landscaping and potential usable space.

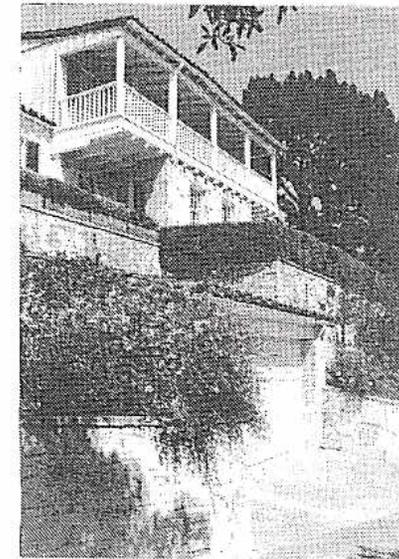
4.8 Restore or create naturally landscaped rear yards zones in canyon areas. (See Landscaping Guidelines 10.8 through 10.11)



- ▶ *Detached garage, low sculpted retaining walls, attractive gates and railings, and generous landscaping create an attractive foreground to the house*



- ▶ *A generous front yard setback allows for an attractive entry sequence well integrated with the site topography and landscape*



- ▶ *A significant difference in elevation between the street and house is mitigated with the use of a series of architecturally integrated stepping planters that emphasize texture and natural materials*

CRITERION 5: BUILDING DESIGN

- (a) *Each building shall have an architectural composition of forms that are well related to one another and the site in proportion, scale, geometry and style.*
- (b) *Building elevations (walls, windows, roof/eave lines etc.) shall be composed in an ordered, unified and consistent manner that reinforces the design's basic composition, style and massing while providing visual interest.*
- (c) *Complement neighborhood scale, development patterns and orientation of structures and not disrupt neighborhood appearance.*
- (d) *The principal entryway shall be visually prominent and located either on the front elevation or on the front portion of a side elevation.*
- (e) *Parking entrances and garages shall be integrated into the overall design so that they are not dominant features of facades.*
- (f) *Detailing and use of materials shall enhance the design's appearance and reinforce the architectural composition and style.*
- (g) *For additions and alterations, the scale, bulk, and massing shall be compatible with, but not necessarily identical to, the existing residence. Any new materials shall be integrated into the overall design even if they are not necessarily identical or similar to existing exterior treatments.*

GUIDELINES:

- 5.1 Design vertical and horizontal elements such as wall and roof planes, chimneys, columns, terrace walls etc. in a manner that creates visual order.
- 5.2 In houses of a particular style such as Period French, Mediterranean, Craftsman Bungalow etc., utilize the architectural vocabulary consistent with the style's fundamental composition of walls, windows, roof lines etc. and the style's use of detailing and materials.
- 5.3 Avoid blank or under-designed walls facing the street.
- 5.4 Design the principal entryway to include a projection (porch or deck), recess, combination of projection and recess, or an entry court. Consider covering the entry.

*REVISED ELEVATION -- IMPROVED*

- ▶ *Consistent roof lines and window treatments*
- ▶ *Porch creates visual order and rhythm*
- ▶ *Garage, window and porch colonnade openings vertically aligned and similarly proportioned*

*INITIAL ELEVATION -- DISCOURAGED*

- ▶ *Cluttered and competing roof lines, wall treatments and window shapes*
- ▶ *Awkward relationship between upper and lower wall planes*
- ▶ *Lacking order, hierarchy or visual lines*

5.5 Carefully compose the location, pattern (grouping and spacing), proportion and shape of windows. Aim at reinforcing the geometry of building masses. Consider the appropriateness of basic window variations for your design:

- Windows as zones of glass between solid building masses or planes.
- Windows as a pattern of punched openings within wall planes.
- Corner windows.

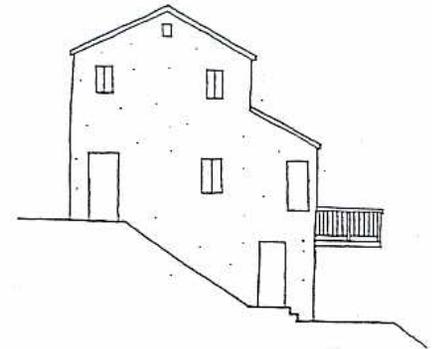
5.6 Avoid placing windows randomly in the building or solely to fit the floor plan.

5.7 Carefully detail eaves, porch columns, railings, chimney caps and similar visually prominent architectural features.

5.8 Detail doors and windows in a manner compatible with the architectural composition and style. In most cases, doors and windows should be deep-set into walls and/or use prominent casings that articulate the opening.

5.9 Avoid detailing out-of-character with materials being used, such as stone detailing done in stucco.

5.10 Utilize materials, textures and /or colors to heighten the interplay of space, form and light and reinforce the design aesthetic.



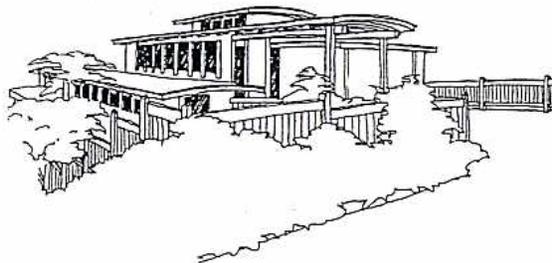
INITIAL DETAILING AND MATERIALS

- ▶ Large blank stucco walls
- ▶ Undistinguished eave lines
- ▶ Windows flush with walls and without muntins
- ▶ Cheap metal railings



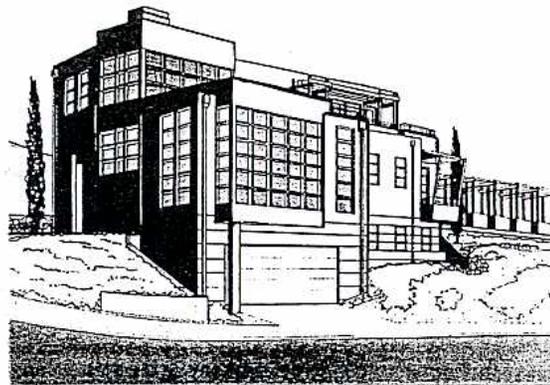
REVISED DETAILING AND MATERIALS

- ▶ Material variations that enhance scale, proportion and texture of walls
- ▶ Brackets, rafter tails, decorative balcony railings etc. that accentuate connections between building planes and add visual interest
- ▶ Casing, muntins, canopies and other window and door details



ENCOURAGED

- ▶ Entry features designed as an extension of the building architecture
- ▶ Visible wall and roof planes, including side walls and undersides of eaves, designed and detailed to enhance streetscape appearance



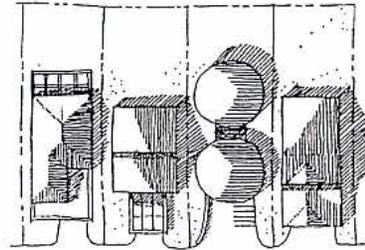
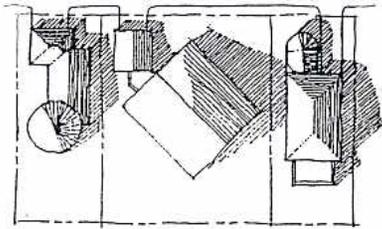
ENCOURAGED

- ▶ Massing elements, materials and window groupings composed to provide order, scale and interest
- ▶ Balconies, trellises, canopies, arbors etc. that are featured design elements and help connect the house to its site

5.11 Relation to Neighborhood Development Patterns:

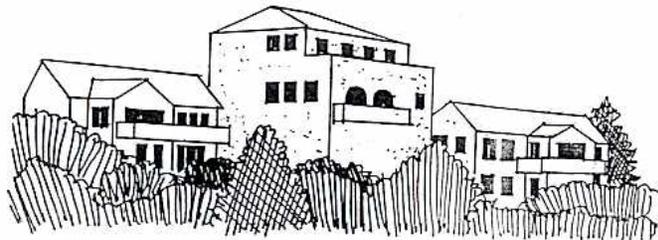
- A. Where strong neighborhood development patterns exist, design the building's orientation, massing, scale and siting to reinforce and enhance these patterns.

Avoid:



1. *Radical shifts in building orientation and/or scale that disrupt neighborhood development patterns.*

2. *Insensitive massing/forms that adversely affect neighborhood appearance*



3. *Designs that look conspicuously larger than other structures or disrupt the neighborhood*

- B. On hillside sites, however, major shifts in siting from the neighborhood pattern may be warranted to help break-up continuous walls of downslope facades and minimize their collective bulk.



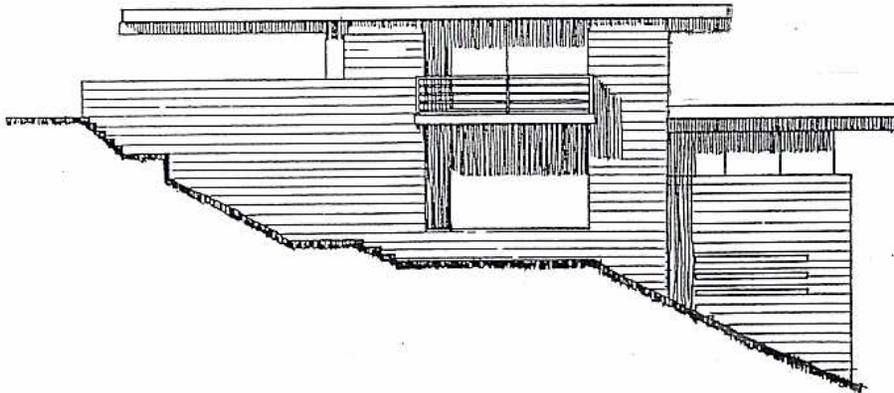
BACK ELEVATION/DOWNSLOPE LOT

- ▶ *Windows, decks, etc. symmetrically organized within individual building masses and aligned floor-to-floor*
- ▶ *Windows appear as "punch-outs" in wall with adequate wall space between windows, balcony columns read as a lighter open frame*
- ▶ *Chimney cap, trellis, etc. consistent with rest of elevation*



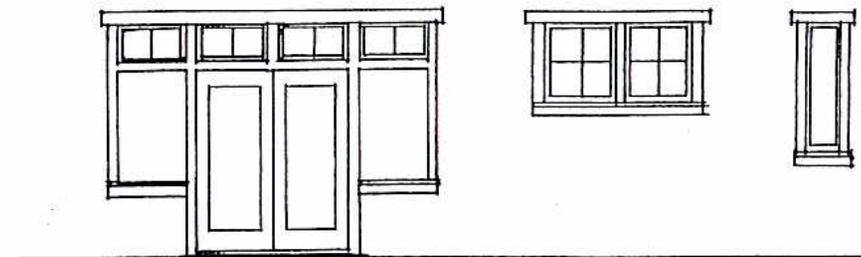
FRONT ELEVATION UP-SLOPE LOT

- ▶ *Eave lines/roof planes visually dominant feature*
- ▶ *Windows grouped horizontally within wall planes and at building corners*
- ▶ *Arch form repeats at garage entrance and attic vent*
- ▶ *Casings, headers, and coping reinforce the house's proportions and visual lines*



SIDE ELEVATION/DOWNSLOPE-LOT

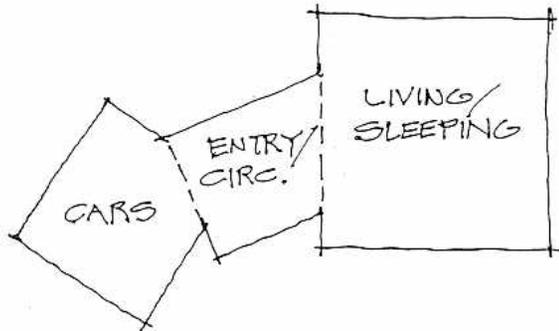
- ▶ *Strong horizontal lines created by floating roof plane and horizontal emphasis of wall planes, windows, siding, and railings*
- ▶ *Secondary vertical lines accentuate profile of wall edges corners*
- ▶ *Windows occupy zones such as between wall and roof planes*



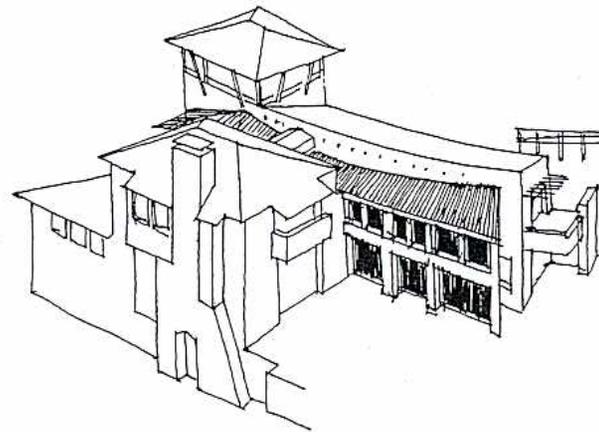
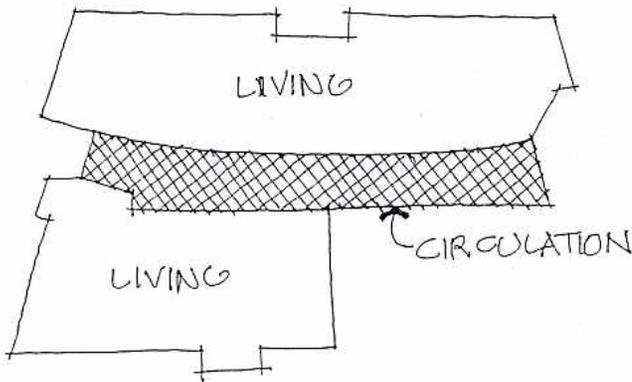
FAMILY OF WINDOW/DOOR OPENINGS

- ▶ *A basic module can be combined to make a larger opening or grouped to make a pattern of similar openings*
- ▶ *Proportional systems for openings, e.g. 1 to 1, 1 to 2, 1 to 3 etc. tend to relate windows of different function*
- ▶ *Detailing of mutins, casings etc. should be consistent*

ARCHITECTURAL COMPOSITIONS

*Uphill Example*

- ▶ *3 cubes stepping up the hill*
- ▶ *Proportion and rotating orientation of cubes essential to composition*
- ▶ *Roof planes reinforce geometry and accentuate architectural expression*

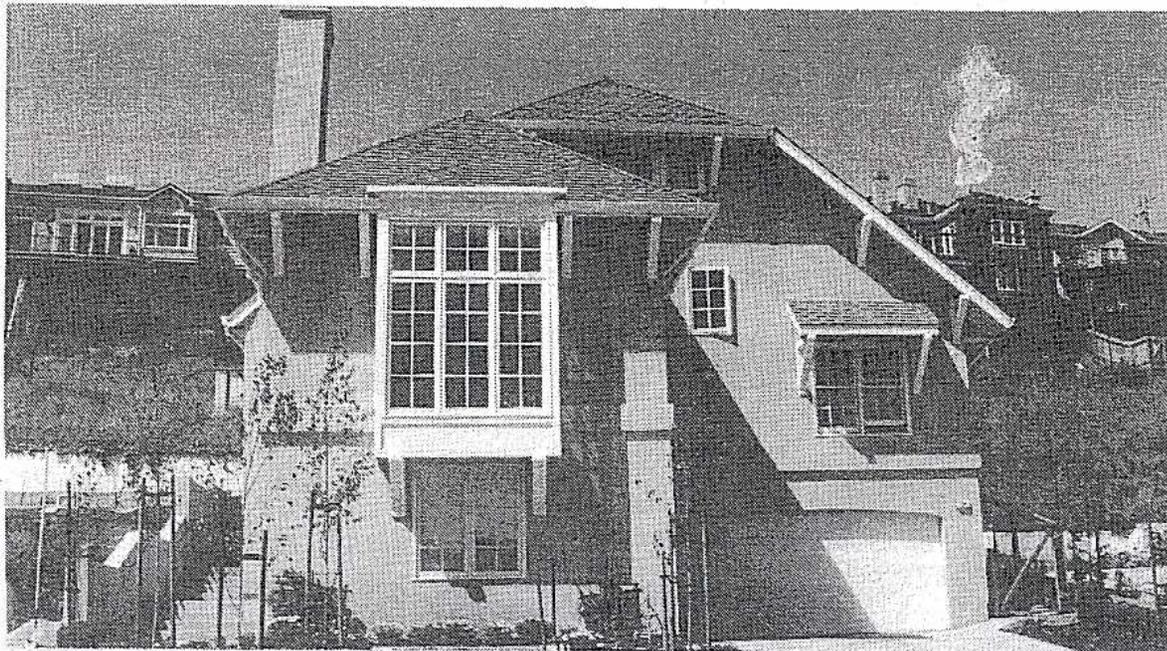
*Cross Slope Example*

- ▶ *Functionally and geometrically divided into 3 zones*
- ▶ *Internally, 2 forms attached to central circulation volume*
- ▶ *From street, 3 attached tower-like forms*
- ▶ *See page 35 for perspective of front of house*

EXAMPLES OF HOUSES THAT MEET BUILDING DESIGN CRITERIA

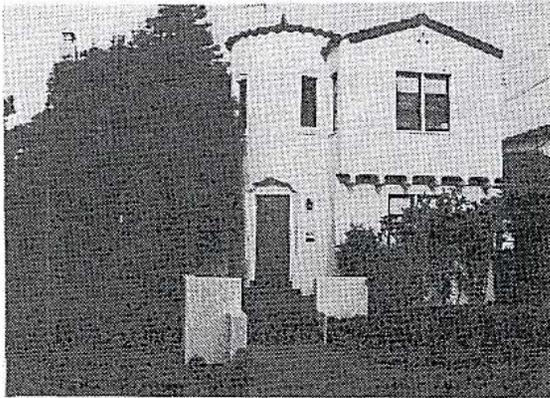


- *Mediterranean Style Composition*
- *Varied roof lines at garage, main portion of house and entry reduce bulk and improve residential scale*
- *Window and door openings, tile accent etc. reinforce massing*
- *Deep set divided lite windows, traditional eave details and decorative accent tile*

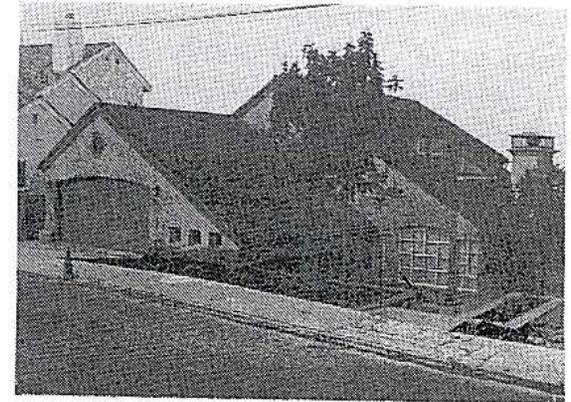


- *Small well proportioned mass in front of larger mass*
- *Hip and dutch gable roof forms enhance residential scale and reduce bulk*
- *Vertical proportions, strong eave lines, family of windows and balanced composition*
- *Brackets/eaves detailing and wood cased windows with mutins*

ENCOURAGED EXAMPLES

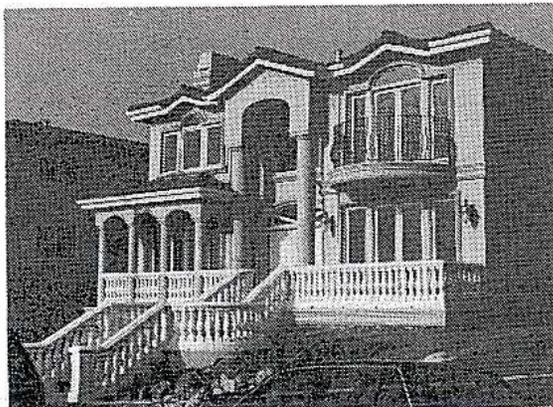


- ▶ *Cylindrical entry tower with recessed door and projecting mass at second floor create traditional Mediterranean streetscape architecture in form, proportion and detail*

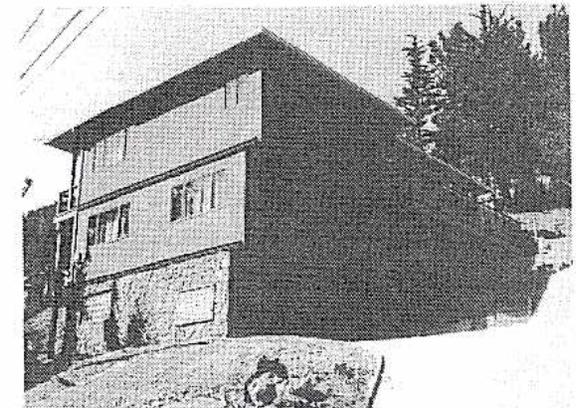


- ▶ *The roof of the garage and house slope with the street to allow for view to entry and terrace; garage door with arched opening and 3 small windows are composed to fit the asymmetrical roofline*

DISCOURAGED EXAMPLES

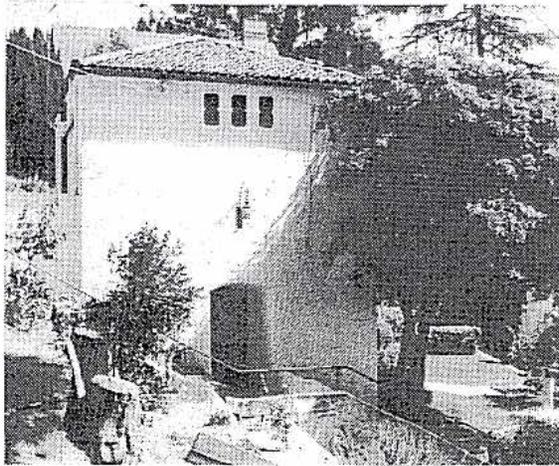


- ▶ *An out-of-scale entry and competing architectural forms create a poorly composed and cluttered appearance*

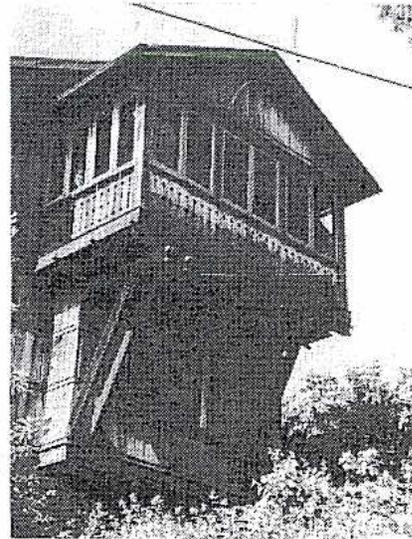


- ▶ *Poorly composed windows, balconies and material changes combined with weak detailing do little to alleviate the blankness of the street facing facades*

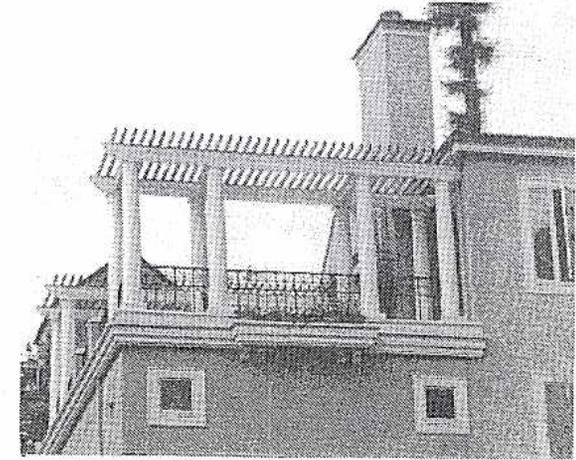
DETAILING AND MATERIALS



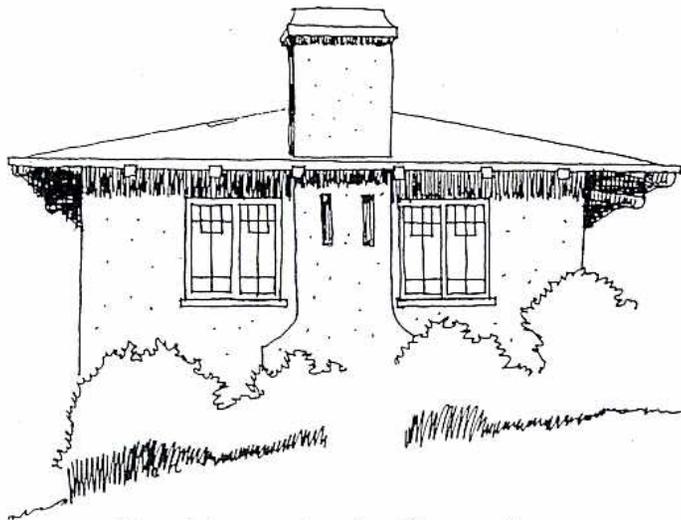
- ▶ *Traditional stucco application and clay roof tiles, latticed windows, light fixture and deeply recessed doorway give scale and texture*



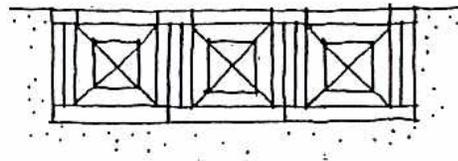
- ▶ *The use of brackets and decorative woodwork provide character*



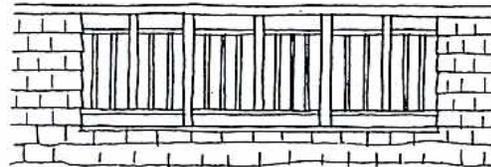
- ▶ *Trellised colonnade adds detail and visual interest while flower box provides central focus*



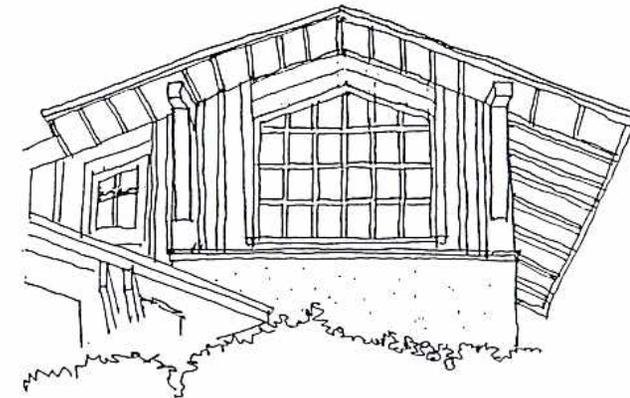
- ▶ *Materials and detailing of eaves, chimney and windows enhance the design composition*



- ▶ *Light ornamental metal railing complements heavier stucco*



- ▶ *Vertical and horizontal railing pattern and variation of wood dimensions create rhythm and order*



- ▶ *Detailing at visible underside of eaves and window shape and detailing reinforce eave line*
- ▶ *Stucco base improves wall proportions*

CRITERION 6: BULK- ALL PROJECTS.

The project shall manage mass, scale and composition, including materials and detailing, to minimize the building's actual and perceived bulk.

INTRODUCTION:

"Bulk" refers to those characteristics of a building that emphasize its size. A "bulky" building is not necessarily a big building but a building that **looks** big and is designed in a manner that exaggerates its bigness.

Conversely, a large building can be carefully designed so that it is not bulky. However, as a building becomes larger or taller, effective management of bulk becomes more difficult and more rigorous application of bulk mitigation techniques may become increasingly necessary.

Criteria 6 and 7 and their accompanying Guidelines seek to minimize both actual and perceived bulk in building design through a variety of techniques addressing building massing, siting, composition and relation to terrain and neighboring buildings. A building will usually look bulky because: (a) it overemphasizes large scale elements and/or (b) it has a disordered, unfocused composition that can look chaotic or busy. The guidelines below address these bulk problems.

In some cases, application of Criteria 6 and 7 and their Guidelines may reduce the project's zoning envelope (height limits, minimum setbacks and maximum lot coverage) from that allowed by the Zoning Regulations. Buildings built to the maximum limits of the zoning envelope, particularly those with tall and broad facades, are often boxy, and monolithic and overwhelming in scale. The zoning envelope is not intended to define a by-right volume or massing that may be used to its full extent, but rather to provide sufficient flexibility for a variety of design solutions.

Criteria 6 and 7 will, in most cases, apply only to structures with two or more stories.

GUIDELINES:***Techniques to Avoid or Deemphasize Large Scale Elements***

6.1 Avoid or deemphasize large boxy forms that are both broad and tall. Emphasize smaller scale (human scale) elements, such as windows and other openings, building wings, detailing, and changes in materials.

6.2 Subdivide building masses, including roof forms, into multiple volumes.

GUIDELINE 6.2:

INITIAL DESIGN:



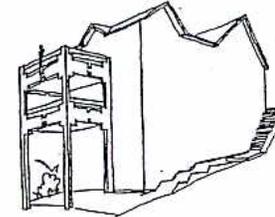
REVISED DESIGN:



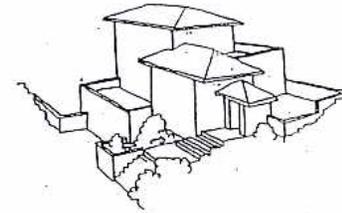
Criterion 6: Bulk- All Projects

6.3 Balance the portion of a structure that is taller than two stories with lower forms and/or increased side yards.

INITIAL DESIGN:



REVISED DESIGN:

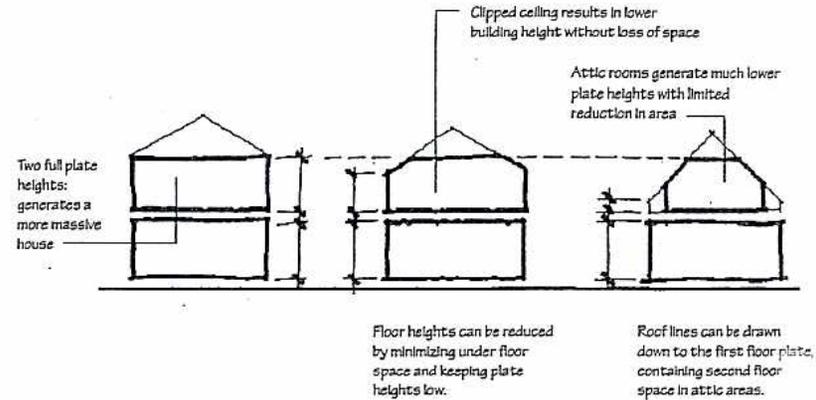
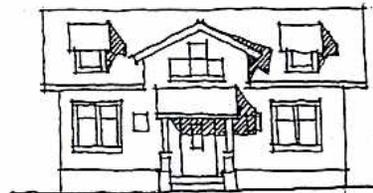


6.4 Maximize below grade and attic spaces as usable floor area. This is especially important for large floor areas on small lots and for buildings that would otherwise be out of scale with neighboring structures.

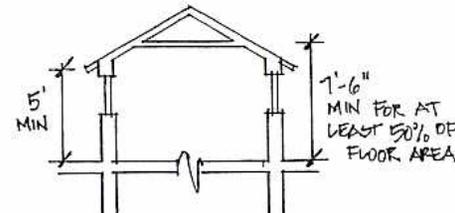
INITIAL DESIGN:



REVISED DESIGN:



Note: The Building Code allows up to 50% of a room's floor area to be less than the normally required 7 1/2' minimum height as long as the walls are at least 5' high. This facilitates locating habitable floor area within roof forms.



6.5 Avoid over-scaled entries. Exceptions can be made (a) for buildings designed in a consistently monumental architectural style that does not disrupt the neighborhood (see Guideline 5.11); and (b) for buildings with strong vertical proportions where a tall entry is well integrated with these proportions.

INITIAL DESIGN:



REVISED DESIGN:



6.6 Avoid, break up or deemphasize large undifferentiated wall surfaces on street-facing, rear downslope or other highly visible elevations. Design techniques include:

6.6A Using multiple materials and/or detailing to break up walls and make large surfaces seem smaller;

6.6B Using highly textured materials, such as masonry, rough stucco, shingles, or wood siding with strong shadow patterns (e.g. wide lap siding and board and batten);

6.6C Emphasizing the roof, through such techniques as wide, strongly articulated eaves (using prominent fascias, rafter tails, etc.) and brackets;

6.6D Providing more openings with significant articulation, detailing and attention to composition;

6.6E Deeply recessing openings to create shadow patterns and emphasize solid surfaces vs. voids; and

6.6F Dividing large windows into smaller units using multiple sash and/or muntins.

INITIAL DESIGN:



REVISED DESIGN:

G.6C: MORE EMPHASIS ON ROOF--WIDER BARGEBOARD, MORE EAVE PROJECTION /TAD BRACKETS

G.6A, G.6B: CHANGES IN MATERIALS WITH HIGHLY TEXTURED MATERIALS ON UPPER FLOOR



G.6D, G.6E: ADDITIONAL OPENINGS WITH DEEPER RECESSES.

G.6F: WINDOWS DIVIDED INTO SMALLER UNITS

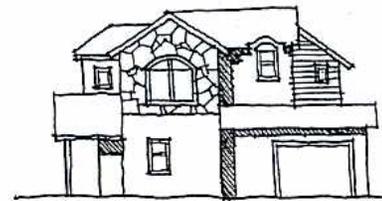
G.6A: ADDITIONAL DETAILING

Criterion 6: Bulk- All Projects

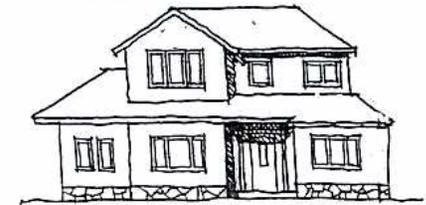
Techniques to Promote Order and Focus

6.7 Promote order and focus in the design. Provide an ordered and well-proportioned composition that uses detailing, patterns of openings, distribution of surface materials, and other design elements to reinforce the building's geometry.

INITIAL DESIGN:

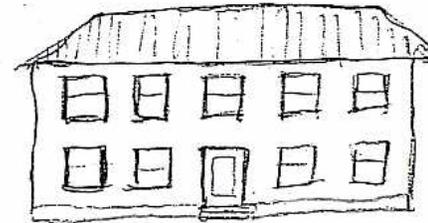


REVISED DESIGN:



6.8 Use one or two elements as dominant focal points such as a projecting wing, an articulated main floor or floors, a prominent group of windows, a balcony or a main entry. (Note: avoid over-scaled entries described in Guideline 6.5).

INITIAL DESIGN:



REVISED DESIGN:



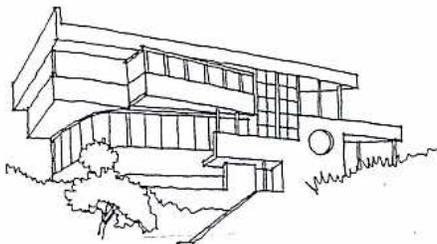
GROUPED WINDOWS
(SUBORDINATE FOCAL POINT)

ENTRY PORCH
(DOMINANT FOCAL POINT)

CHANGE IN MATERIALS
ARTICULATES UPPER FLOOR

6.9 Provide vertical and horizontal alignments between building masses, openings, and other elements.

Note: In some very modernistic buildings, the designer may strive for a deliberately non-linear, random-looking relationship between building elements. This can be successful and should not contribute to perceived bulk if large monolithic building masses are avoided, and the different building elements remain in balance.



INITIAL DESIGN:

SECOND FLOOR PROTECTION
WIDTH INCONSISTENT WITH
WINDOW WIDTH BELOW



PORCH VERTICALLY MISALIGNED
WITH RIGHT END OF SECOND FLOOR

REVISED DESIGN:

FIRST FLOOR
SIDE PROTECTION
DISCONTINUOUS
WITH FIRST
FLOOR MASSING



FIRST AND SECOND FLOOR
WINDOWS, ENTRY AND OTHER
ELEMENTS IN STRAIGHT
VERTICAL ALIGNMENT

Criterion 6: Bulk- All Projects

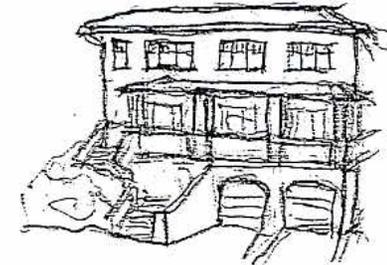
6.10 Avoid too many visually competing or “tacked-on” elements, which are not well-integrated into the design. One or two projections per elevation, depending on the elevation’s length, is usually best, with the projections treated as primary focal points. Design techniques include:

Too many massing and compositional elements can add clutter and intensify the bulk of even a relatively small building.

INITIAL DESIGN:



REVISED DESIGN:



6.10A Limiting upper floor deck projections to about ten feet. Recess decks that are deeper than ten feet into the building envelope;

6.10B Either: (1) providing substantial-looking structural support (open or enclosed) under the deck that is well-integrated with the building’s overall architecture; (2) providing a roof over the deck; or (3) integrating the deck with other horizontal elements.

INITIAL DESIGN:

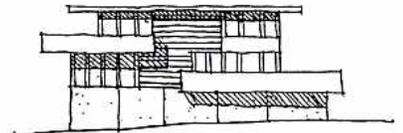


“TACKED-ON” DECK

REVISED DESIGNS:



a) SUBSTANTIAL-LOOKING SUPPORT



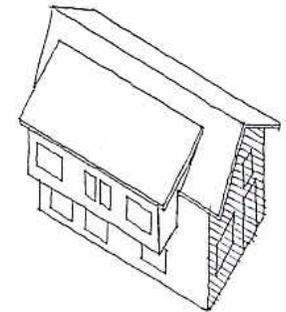
b) INTEGRATES DECK WITH OTHER HORIZONTAL ELEMENTS

6.10C Avoiding upper floor projections that extend all the way to the building corner.

INITIAL DESIGN:

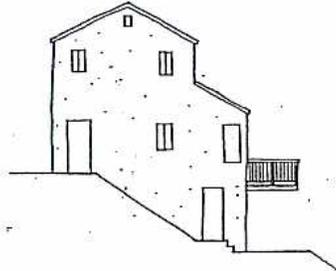


REVISED DESIGN:



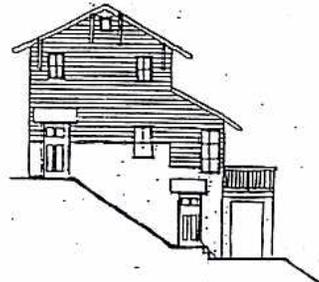
6.11 Architectural consistency. If using a particular architectural style, use massing, opening patterns and other design treatments consistent with that style.

BULK MITIGATION METHODS IN COMBINATION



INITIAL DESIGN--DISCOURAGED

- *Large blank stucco walls that emphasize scale*
- *Undistinguished eave lines that provide no relief to walls*
- *Tacked-on balcony*
- *Flush windows that maintain flatness of walls*



REVISED DESIGN -- ENCOURAGED

- *Changes in material that deemphasize scale*
- *Brackets, rafter tails, balcony railings, etc that reinforce the building form and add focus to the design*
- *Casing, muntins, canopies and other window and door details that articulate these important focal points and provide human scale.*



INITIAL DESIGN-- DISCOURAGED

- *Cluttered and competing roof forms, wall treatments and window shapes*
- *Awkward relationship between upper and lower wall planes*
- *Lacking order, hierarchy or visual lines*



REVISED DESIGN -- ENCOURAGED

- *Consistent roof lines and window treatments*
- *Porch acts as unifying element and reinforces rhythm of windows and other openings*
- *Garage, window and porch colonnade openings, vertically aligned and similarly proportioned*

CRITERION 7: BULK: SPECIAL METHODS FOR HILLSIDES

- (a) Hillside projects shall use methods that blend with the hillside setting and minimize the building's prominence.
- (b) On sloped sites, the project shall minimize perceived bulk when viewed along with neighboring structures from the downslope side.

INTRODUCTION:

See Introduction for Criterion 6 (Bulk: All Projects)

GUIDELINES:

7.1 Step building massing with terrain.

7.2 Break the building into multiple volumes with staggered setbacks to reflect the irregularity of hillside terrain.

7.2A Use smaller massing elements to soften taller elements.

7.2B Use one-story and lower scale elements such as terraces to transition from the building to the ground.

7.2C Use detached garages and other detached or semidetached building volumes to maximize flexible siting.

7.2D On low to moderate slopes (less than about 40 percent) provide access from the lowest floor to a ground level patio or terrace. Consider such access on steeper slopes.

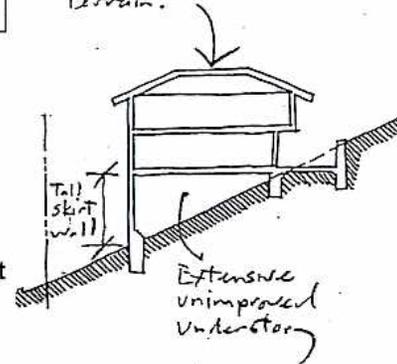
7.3 Skirt Walls.

7.3A Place floor levels close to and/or partially inset into grade to avoid or minimize tall skirt walls and other tall support structures. In most cases, maximum acceptable skirt wall heights will increase as the building footprint slope increases. On slopes of 20-60%, skirt wall heights should normally not exceed 1-2' per each 10% of slope, with a maximum skirt wall height of about 6' on a 40% slope and about 12' (about one story) on a 60% slope. On steeper slopes, taller skirt walls may be acceptable if a 12' skirt wall would impose excessive constraints for a reasonably sized house, such as requiring three or more levels to obtain 2,400 square feet of living area.

Acceptable skirt wall heights will often require cutting the back portions of the bottom floors into the hillside by up to four feet on slopes up to about 40% and up to six feet or more on steeper slopes.

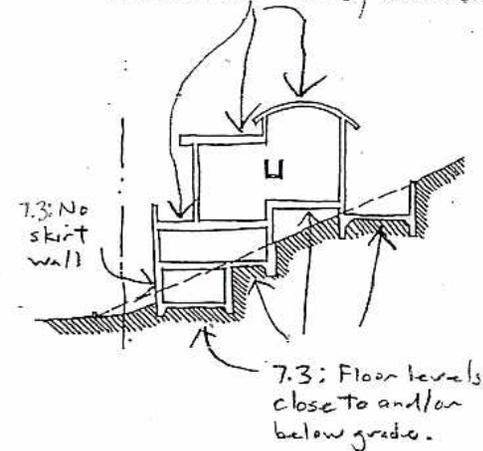
INITIAL DESIGN:

Overscaled boxy form that does not relate to the terrain.



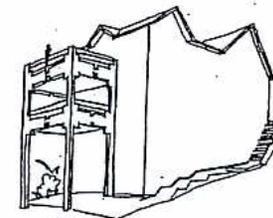
REVISED DESIGN:

7.1, 7.2: multiple massing elements that step with terrain with taller elements softened by smaller elements

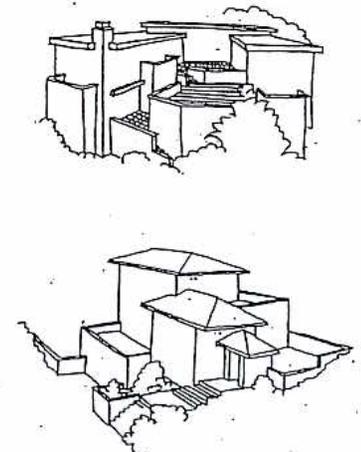


7.2: Use one-story and lower scale elements such as terraces to transition from the building to the ground:

INITIAL DESIGN:



REVISED DESIGN:



Criterion 7: Bulk- Special Methods for Hillside

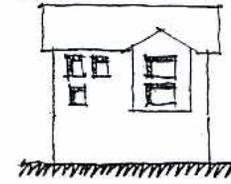
7.3B Deemphasize skirt walls where they cannot be avoided by treating them as architectural pedestals that are clearly subordinate to the primary building volume.

Techniques include:

1. Incorporating a strong horizontal molding or cap at the top of the skirt wall;
2. Changing materials and/or colors at the skirt wall to contrast with the primary building volume;
3. Outwardly tapering the skirt wall to create a buttress effect;
4. Integrating terraces at the skirt wall that horizontally expand beyond the building's perimeter; and
5. Recessing the skirt wall from the face of the upper floors.

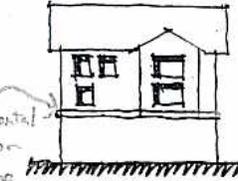
Additionally, provide trees and/or other landscaping at the skirt wall that will grow taller and faster than required by the Zoning Regulations' landscaping standards to fully screen the skirt wall.

INITIAL DESIGN:



REVISED DESIGNS:

1. Strong horizontal molding or cap at top of understory.



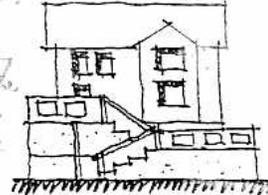
2. Contrasting understory with changes in materials and/or color.



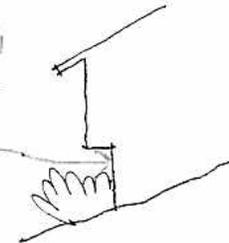
3. Outwardly tapering understory to create buttress effect.



4. Horizontally expanding the understory beyond the building's perimeter with terraces.



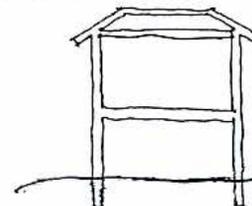
5. Recessing skirt wall from face of upper floors.



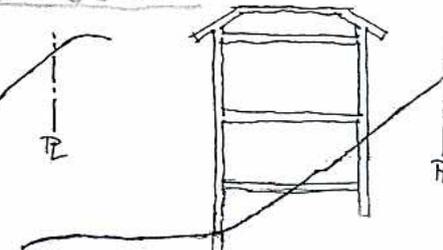
7.4 Position the building on the site to minimize height on the downslope side.

This is usually the portion of the site with the least slope.

INITIAL DESIGN:



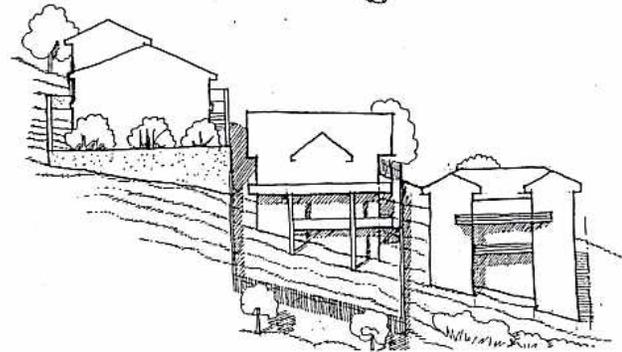
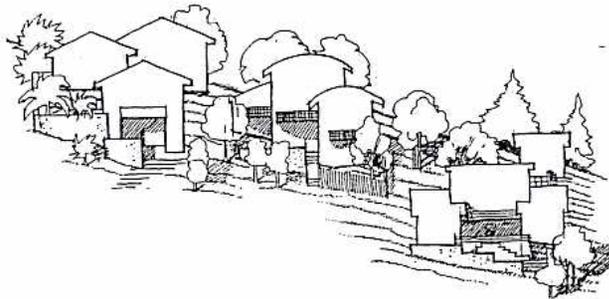
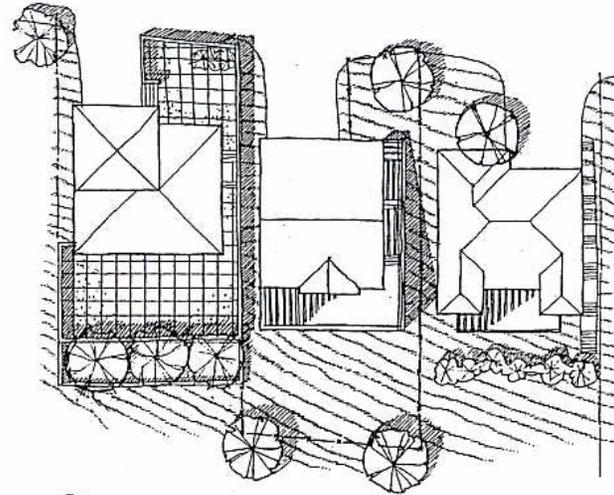
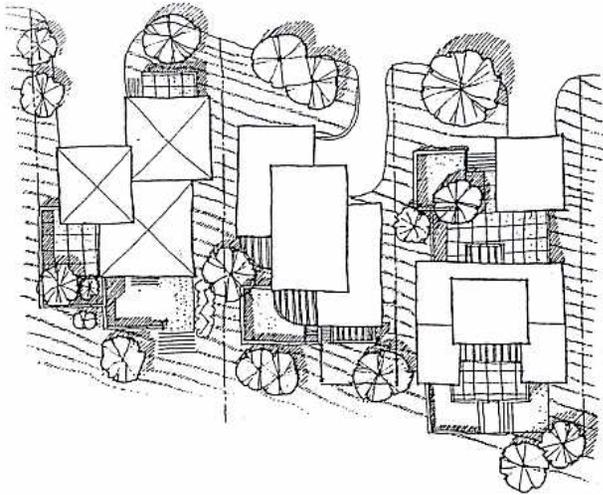
REVISED DESIGN:



Criterion 7: Bulk- Special Methods for Hillside

7.5 Maintain openness between structures. Avoid long and high building walls close to side lot lines. Provide sufficient side yard setbacks, especially at the front and rear elevations, to allow plantings between structures to help hide the perceived mass.

Buildings that are too close to one another look bulkier than buildings with greater separation.

**ENCOURAGED**

- *Openness between houses*
- *Lower building profiles near side lot line*
- *Increased side yard setbacks at front and rear elevations*
- *Integration of building forms into the natural setting*

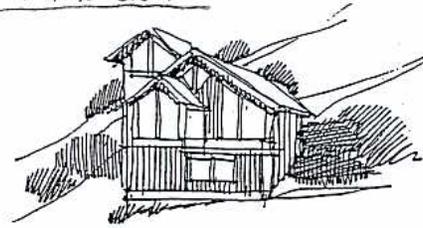
DISCOURAGED

- *Long and high building walls close to side lot line*
- *Consistently narrow side yards*
- *Monolithic building forms that overwhelm the natural setting*

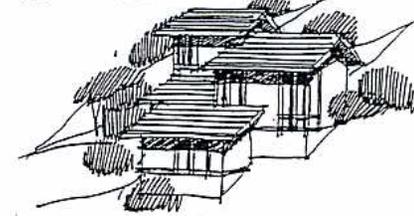
Criterion 7: Bulk- Special Methods for Hillside

7.6 Step or slope rooflines with the terrain. Avoid large gables on downslope elevations.

INITIAL DESIGN:



REVISED DESIGN:



7.7 Provide strong shadow patterns on downslope elevations using modest projections such as roof overhangs, plan offsets, and recessed openings. (Note: large cantilevered projections and very wide overhangs can be overly dominant and are discouraged).

Shadow patterns help break up large building masses and provide relief similar to the undulations of the hillside and natural vegetation.

INITIAL DESIGN:



REVISED DESIGN:

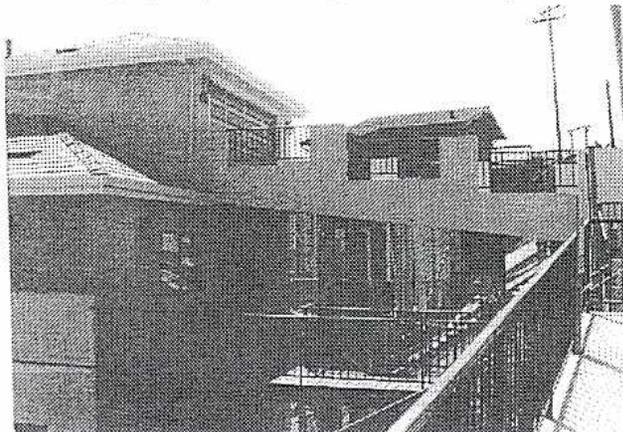


7.8 Materials and Colors. Use materials and colors having a naturalistic quality that will blend into the surrounding landscape.

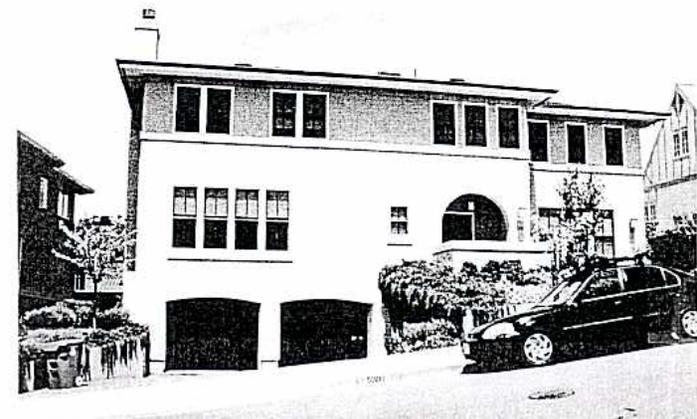
The most effective colors are earth tones. They can be light or dark, depending on the colors of the surrounding vegetation.

7.9 Minimize visibility of garages and driveways. Locate garages so that the garage floor level is as low as possible relative to the hillside. Design techniques include:

7.9A Avoiding upslope driveways on downslope lots;



7.9B Locating garages and driveways at the low side of cross slope lots.

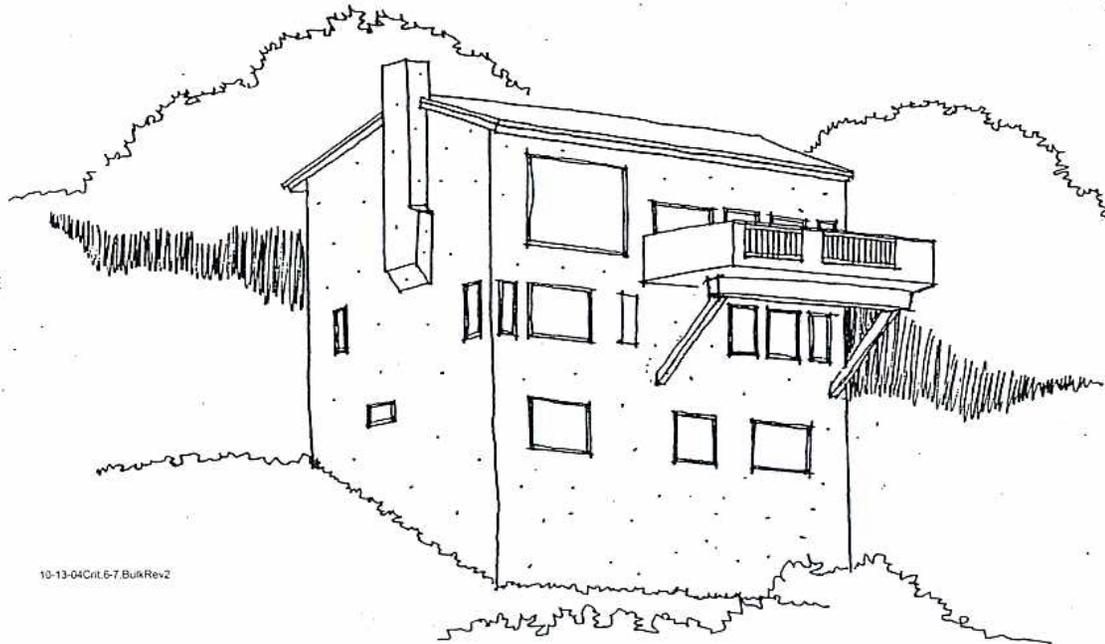


BULK MITIGATION METHODS IN COMBINATION FOR HILLSIDES



ENCOURAGED

- *Simple differentiated forms with emphasis on central massing element surrounded by secondary elements.*
- *Stepped building profile*
- *Attention to scale and proportion that emphasizes central grouping of windows*
- *Terraced forms that visually connect the building to the ground*



DISCOURAGED

- *Box-like form*
- *Flat wall planes*
- *Large rectangular footprint*
- *Blank skirt walls*
- *"Tacked on" deck*
- *Poor proportions. Too much horizontal blank wall area between rows of windows.*
- *Overly horizontal openings and deck form that contradict the more vertical proportions of the overall building form.*

10-13-04Crt.6-7.BulkRev2

Criterion 8: Neighborhood Compatibility (Context)

CRITERION 8: NEIGHBORHOOD COMPATABILITY (CONTEXT)

New construction within 40 feet of a front lot line shall relate well to any strong, positive visual patterns, or "contexts" presented by neighboring buildings within the context area. These visual patterns shall include those created by: (i) roof forms and pitch; (ii) principle entryway treatment; (iii) front setback; (iv) surface materials; (v) windows and openings; (vi) architectural detailing; and (vii) front yard landscaping (see Figure 8-1).

The "context area" consists of the five lots on each side of the project site and the ten closest lots across the street (see Figure 8-2).

This criterion shall apply only if the slope of the project site is 20 percent or less and one of the following situations exists:

- a) At least 75% of the sites (including vacant lots) within 300 feet of and on the same street as the project site are 4,000 square feet or less in area; or
- b) Within 1,000 feet of the project site, there is a grid system of multiple streets, or the system of streets forms a pattern of a nearly rectilinear grid or the intersection of more than one grid.

This criterion does not apply if there are fewer than 10 houses in the context area.



Fig. 8-1. The consistency in setbacks, scale, roof forms, entry ways, materials, and architectural elements provide for a strong neighborhood context.

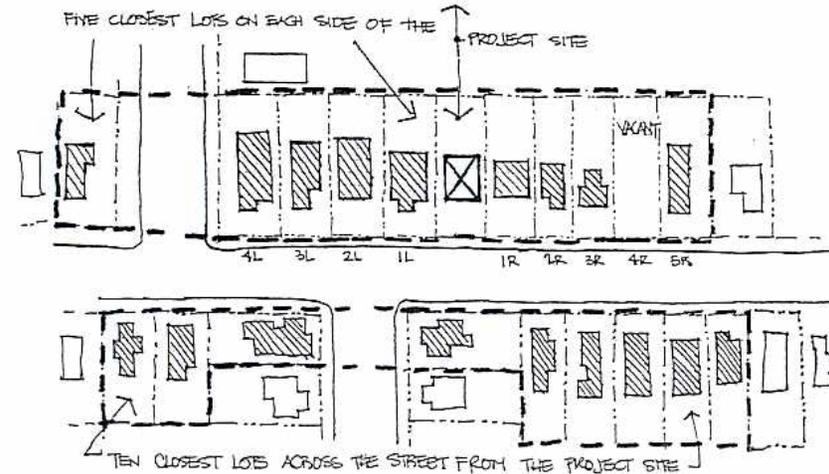


Fig. 8-2. The "context area" consists of the five lots on each side of the project site and the ten closest lots across the street.

Criterion 8: Neighborhood Compatibility (Conte**INTRODUCTION:**

The applicant is responsible for photo-documenting the surrounding houses. Photographs must include houses on the five (5) lots on each side of the subject property, and houses on the ten (10) closest lots across the street.

From these photographs, City staff will determine which context issues apply. At least half of the surrounding houses must exhibit similar characteristics in order for a context issue to apply. Characteristics for which context has been established but not considered positive attributes (such as materials not on the approved list in Guideline 8.4, or dominance of open parking in the front) will be eliminated from context consideration.

GUIDELINES:**8.1 Roof Pitch and Form Context**

To determine if there is a strong roof pitch and form context, at least 50% of the buildings must have similar shapes (gable, hip, gambrel, mansard, etc.), and similar slopes as defined by four categories:

Flat:	0 to 1 in 12 slope
Low:	1 in 12 to 3 in 12 slope
Moderate:	3 in 12 to 7 in 12 slope
Steep:	greater than 7 in 12 slope

If there is a roof shape and/or a roof slope context, the proposal should conform to all established contexts, including overhangs if established in the context. In order to be considered as a successful response to this context, the roof form and shape context must apply to at least 75% of the project's roof area. See Fig. 8-3 & Fig. 8-4.

If the roof context includes overhangs, or parapets, then the design should include similar overhangs. The minimum overhang is considered to be 12 inches unless a lesser overhang is appropriate in the context.



Roof pitch and form context established.



Roof form context established, but no roof pitch context.



No roof context.

Fig. 8-3. Roof form context is established if at least 50% of the buildings, in the context area, have similar shapes such as gable, hip, jerkin head, gambrel, mansard, etc. Roof pitch context is established if at least 50% of the buildings in the context area have similar roof slopes as defined by the four categories at left.



Fig. 8-4. The house towards the center of the photo does not meet the roof pitch and form context findings for the neighborhood. However, by beginning the eaves at the same point as the other homes in the neighborhood, it demonstrates successful mitigation.

8.2 Principal Entryway Context

The entryway constitutes the passageway to the primary entrance(s) of the building.

Front entries are prevalent in most Oakland neighborhoods. An entryway is considered to be located in the front if a significant portion of its form is oriented to, and visible from, the front of the site. See Fig. 8-5.

To determine if a strong entryway context exists, the surrounding houses are surveyed for the following three entry components: (i) location, (ii) type [e.g. projecting with roof, projecting without roof, recessed. etc.], and (iii) floor elevation height.

If an entryway context is established, for any of these three components, the applicable components should be noted and incorporated into the proposal. See Fig. 8-6.



Fig. 8-5. The raised entry porches in this neighborhood create a strong transition between public and private spaces. In addition, all entry units are prominently located relative to the street.

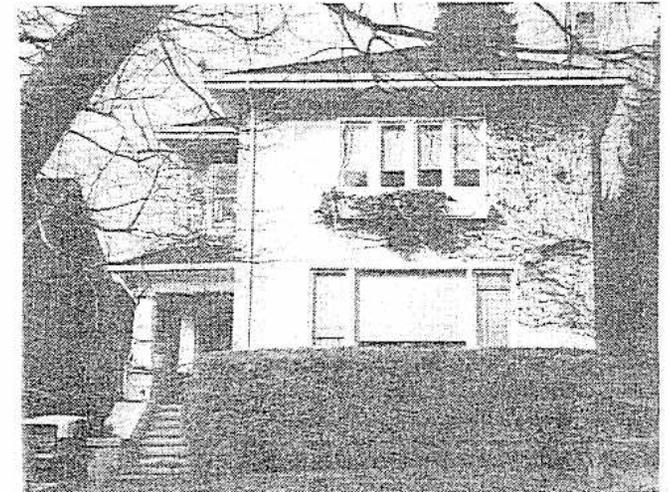


Fig. 8-6. The size, shape and orientation of the porch relative to the dwelling and the integral stairway projecting beyond the front facade of the dwelling provide for a prominent entryway.

8.3 Building Setback Context

If there is a setback context, the proposal's setback should be within 3 feet of the context's average setback, or as close to it as zoning requirements allow.

The average front yard setback is determined from Sanborn maps. Wherever possible, the proposal should maintain the prevalent setbacks and reinforce the block face. Where the average setbacks violate current zoning standards, the front of the building should be located as close to the street as allowed by the zoning standards. See Fig. 8-7.

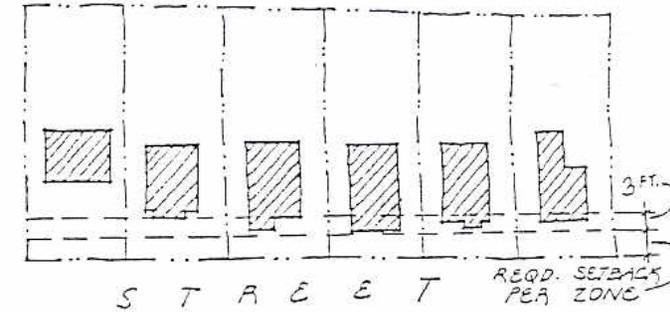


Fig. 8-7. The setback context is established if, within the context area, at least 50% of all front facades are located within 3 feet of each other.

8.4 Building and Surface Materials Context

If there is a materials context, the proposal should either use the same material as the context material on all walls visible from the street or a combination of materials that includes the context materials on at least 50 percent of the wall surfaces. See Fig. 8-8.

To determine the existence of building materials context, 50% or more of the surrounding buildings must have similar materials used on their primary façade. See Fig. 8-9. Only the following materials will be considered: [a] wood siding (dimensional lumber); [b] board and batten siding, including plywood if minimum 1" x 2" wood battens are used at minimum 8-inch intervals; [c] wood shingles; [d] cement plaster (stucco) applied wet at the job site; [e] brick; [f] stone; [g] pre-cast concrete masonry units; [h] cement fiber or similar synthetic siding resembling wood siding; or [i] glass.



Fig. 8-8. The balanced use of multiple materials provide for houses well integrated into a context of either stucco or horizontally sided wood houses.



Fig. 8-9. Because more than 50% of the buildings in this neighborhood have stucco facades, the building material context is established.

Criterion 8: Neighborhood Compatibility (Context)

8.5 Windows and Openings Context

To determine the existence of a strong windows and openings context, the surrounding buildings must display similar treatments of windows and openings in terms of their size, number, materials, proportions, and composition on the facades viewable from the street. See Fig. 8-10 & Fig. 8-11.

If there is a windows and openings context, the proposal should respond to or approximate the prevailing characteristics identified in the context.



Fig. 8-10. The consistent use of windows facing the street create a more unified streetscape and foster a sense of community.

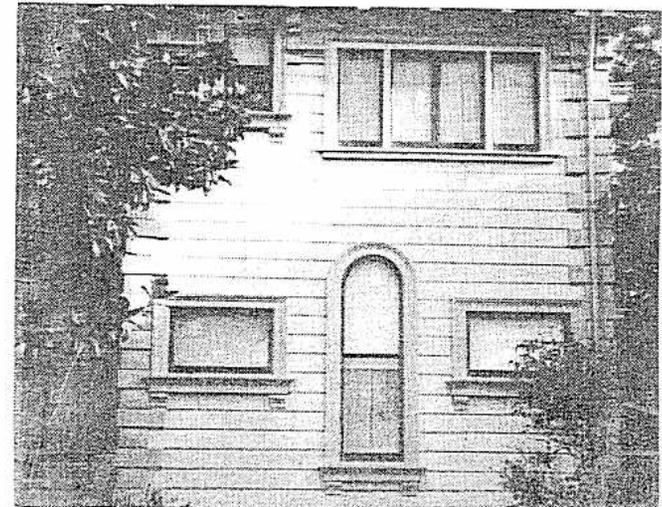
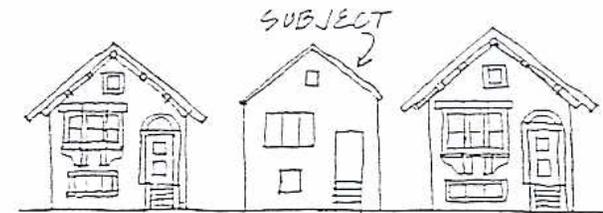


Fig. 8-11. Despite the rectangular window context, the proportions and attention to detail of the arched window create a rich visual character.

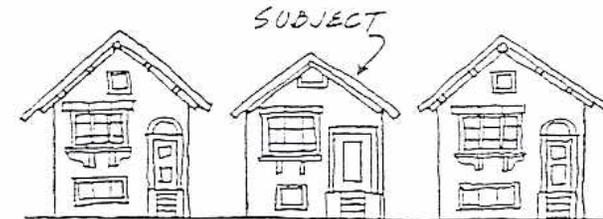
Criterion 8: Neighborhood Compatibility (Conte**8.6 Architectural Detail Context**

The existence of an architectural detail context is determined by the overall presence of detailing on existing buildings in the area.

If there is an architectural detail context, the proposal should respond to or approximate the prevailing characteristics identified in the context. See Fig. 8-12.



Proposal does not conform.



Proposal reasonably conforms.

8.7 Landscaping Context

To determine the existence of a landscaping context, there must be a strong, positive presence of trees, shrubs, and ground cover in the context area. This Guideline will not apply if such landscaping exists, but is sparsely located or not maintained. See Fig. 8-13.

If there is a landscaping context, the proposal should conform to all established contexts (trees, shrubs, groundcover) and provide adequate watering facilities for its maintenance).

Fig. 8-12. The use of door and window trim, window sill detailing, detail of the door, and detailing of the entry stairs establishes an architectural detail context.

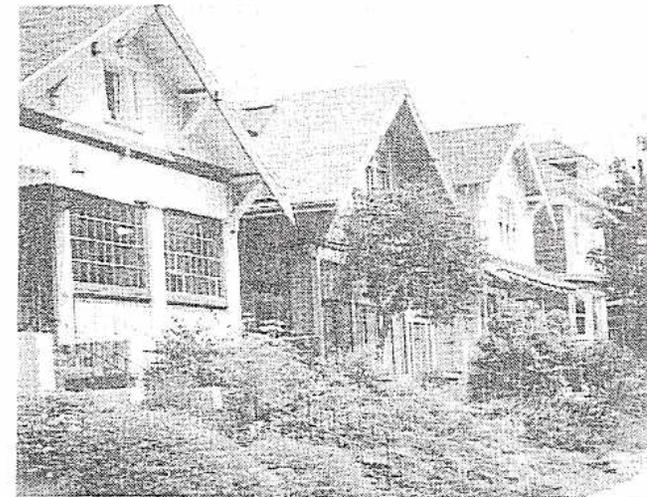


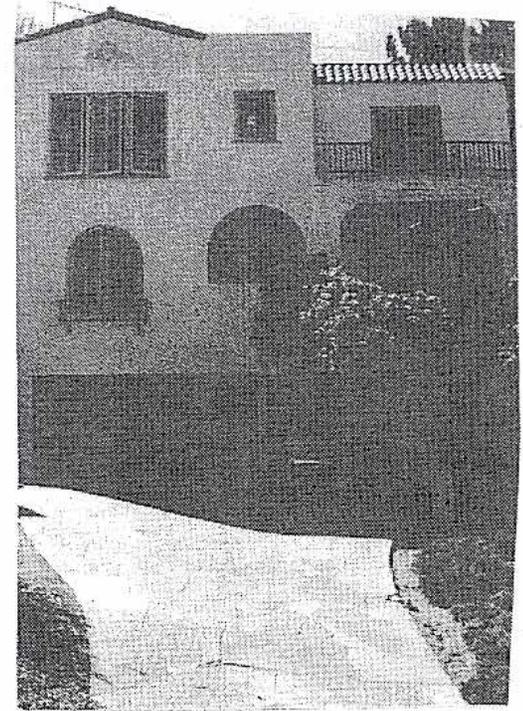
Fig. 8-13. A visually rich neighborhood character is created through the successful use of landscaping.

CRITERION 9: SITE ACCESS AND PARKING

- (a) *Parking areas, garages, driveways and other parking provisions shall be sited to minimize their visual impact on the street and shall be subordinated to the house, landscape and pedestrian entrance.*
- (b) *Where physically feasible, unenclosed parking spaces shall be visually screened from the street and other significant vantage points.*
- (c) *Visible portions of the driveway shall minimize the use of paving, and use natural or decorative materials and designs.*
- (d) *Garages shall be architecturally consistent with the residence and enhance the main building's streetscape appearance.*

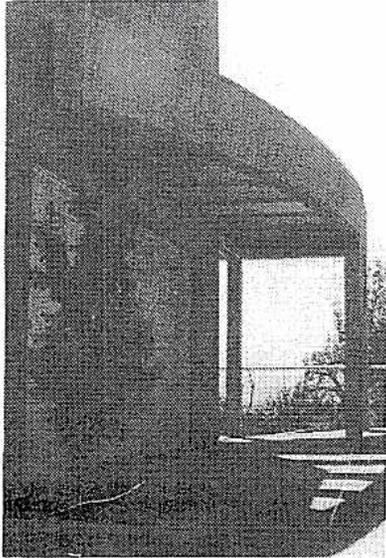
GUIDELINES:

- 9.1 Where possible, locate garages and parking areas at the side or rear of the property away from public view.
- 9.2 Consider alternatives such as carports, screened parking (behind retaining walls or earth berms etc.), tandem parking or other techniques that minimize the impact of driveways and garages.
- 9.3 Consider using pairs of single-car garage doors and other architectural or landscape features, such as an overhead trellis etc. to improve the scale and appearance of street fronting garages.
- 9.4 Use architectural detailing on garages consistent with the design of the main building.
- 9.5 Avoid large expanses of concrete or asphalt paving. Where possible, minimize paving by using concrete tire strips (usually 18" maximum width), open grid pavers planted with turf or groundcover, and/or decorative paving materials such as bricks, unit pavers, or stamped, colored and textured concrete.

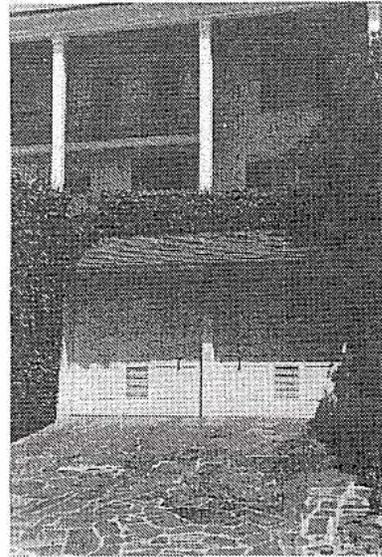
**DISCOURAGED**

- ▶ *Driveways with expansive pavement that overwhelms front yard*

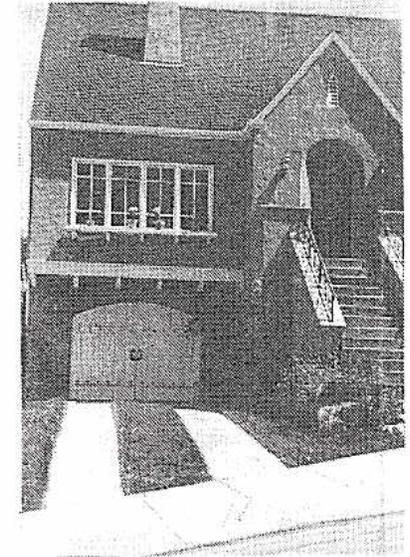
ENCOURAGED EXAMPLES OF DRIVEWAYS AND GARAGES



- ▶ *An architecturally integrated canopy provides shadow and interest, reducing the impact of the garage*



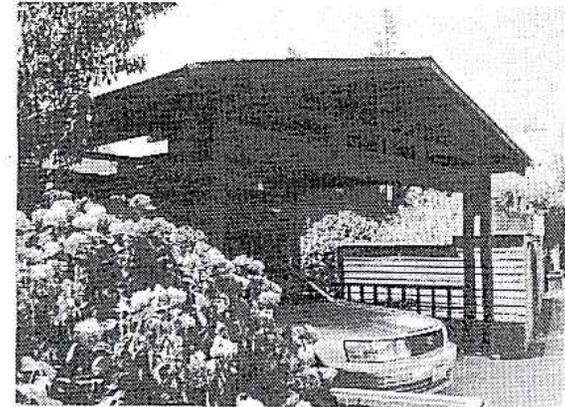
- ▶ *An architecturally detailed double door garage, pavers and landscaping improve the scale and appearance of the house*



- ▶ *A single wide garage underneath a projecting upper level and paving strips keep parking subordinate to the house and yard*

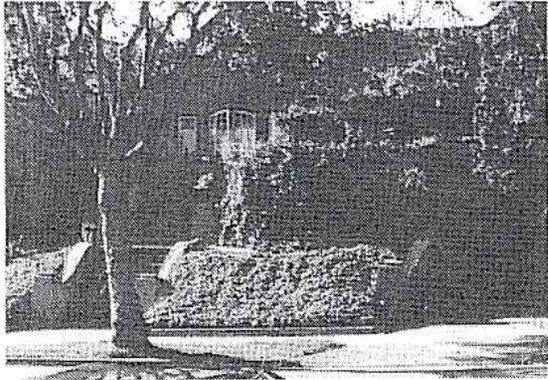


- ▶ *A detached two-door garage with entrance gate and roof terrace, exhibits good attention to detail and allows for generous front yard open space and landscaping*

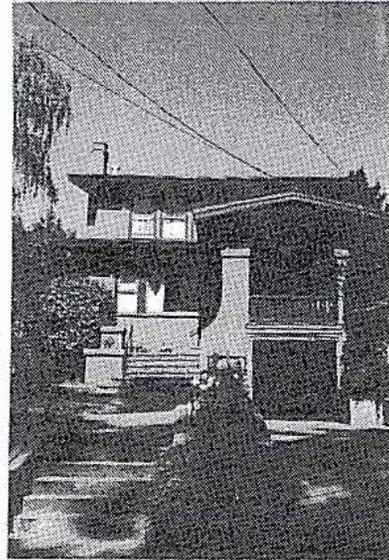


- ▶ *A well detailed carport reduces mass at street, provides visual interest and uses landscaping to screen automobiles*

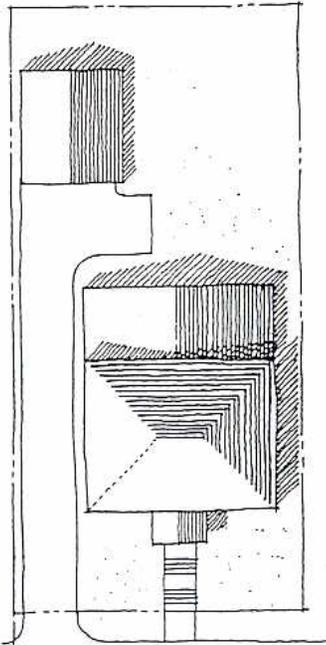
ENCOURAGED EXAMPLES



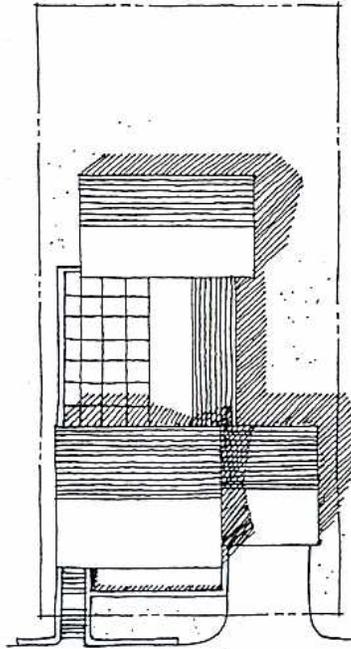
▶ *Detached garage set into hillside allows for focus to be on front yard*



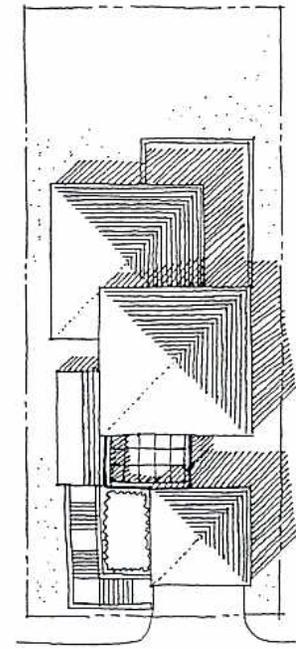
▶ *Garage under entry porch deemphasizes parking*



▶ *Garage located at rear of the site*



▶ *Garage or carport, as an attached wing*

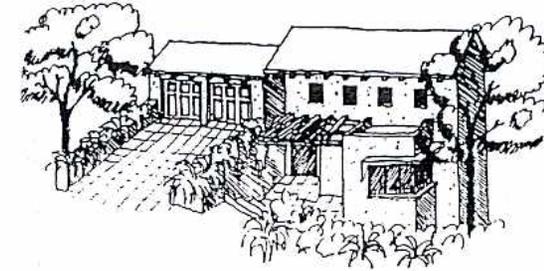


▶ *Detached garage close to the street, example has upper and lower entries*

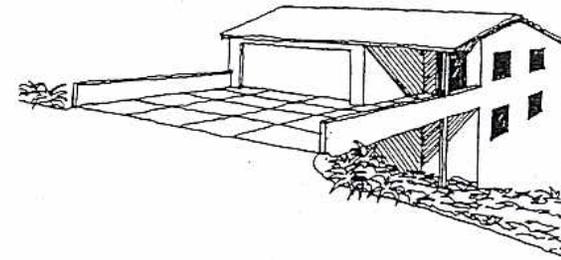
Special Guidelines for Hillside:

9.6 Consider a partially or fully detached garage on steep up- or down-sloping lots. Also consider a roof level/carport parking solution on steep down-sloping lots.

9.7 On hillsides, mitigate blank skirt walls at the sides of driveway bridges with distinctive guardrail designs, landscaping that will become tall enough within five years to screen the skirt walls, terraced planters with cascading vines, attached exterior stairs, pergolas/trellises, and/or variations in the wall forms and surface treatment.

*ENCOURAGED*

- ▶ *Minimal and decorative paving*
- ▶ *Attractive garage doors*
- ▶ *Planters with cascading vines*

*DISCOURAGED*

- ▶ *Blank, double-wide garage door*
- ▶ *Large expanse of concrete dominating front yard*
- ▶ *Visible undersides of driveway bridge*



Attractive recessed garage door complemented by planters and trellis



Garage is recessed and below projecting entry deck

CRITERION 10: LANDSCAPING

- (a) *The proposed landscaping shall complement the building design and the use of open spaces and yards, and provide visual interest and spatial definition to outdoor spaces and visual relief from building masses.*
- (b) *Landscape areas shall be provided wherever possible along property lines and the base of buildings to soften edges.*
- (c) *Fences, retaining walls, exterior stairs, other minor structures and site paving (hardscape) shall be consistent with the building architecture and landscaping and be sensitive to adjacent property conditions and public views.*
- (d) *Street-fronting yards shall be designed to highlight the pedestrian entry.*
- (e) *Water conservation shall be considered in the selection of plant material and irrigation systems.*
- (f) *Fire resistant vegetation shall be used in hill areas. (The booklet "Firescape – Landscaping to Reduce Fire Hazard" published by the East Bay Municipal Utility District is available at the Zoning Counter.)*

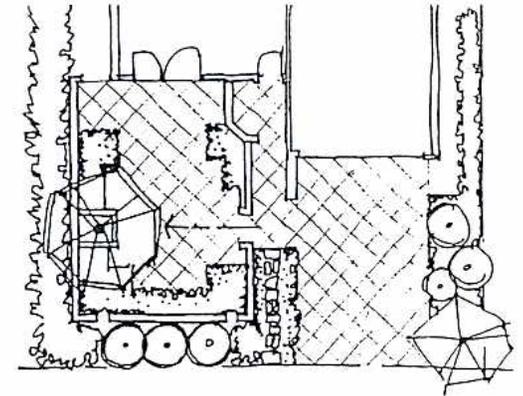
GUIDELINES:

10.1 Use a variety of small and large trees and shrubs, lattice and vines, and other techniques to soften, diffuse, define, or divide wall planes, building masses, or paved areas.

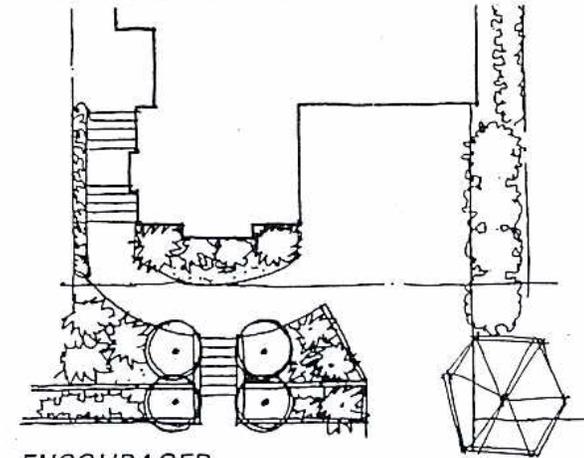
10.2 Design fences, garden walls, arbors, retaining walls, entry gates, guardrails, etc. to be consistent with the building architecture and/or landscape theme. The configuration and design of these elements should also allow views from the street to the house and entry. Give special attention to street-side landscaping and design details of street-fronting fences.

10.3 Use trees and tall shrubs to provide landscape screening between houses.

10.4 Use arbors, trellises, and garden planter boxes etc. to enhance the scale and visual character of wall planes, courtyards and other exterior spaces and larger landscape elements.

**ENCOURAGED**

- ▶ *Landscaping that softens site walls*
- ▶ *Variety of plantings*
- ▶ *Feature trees in courts and at driveways*
- ▶ *Decorative paving*

**ENCOURAGED**

- ▶ *Landscaping and yard design that diminishes the dominance of the driveway*
- ▶ *Four trees or similar techniques that highlight entry*

10.5 Provide street trees whenever possible. All street trees must be approved by the City of Oakland Tree Division.

10.6 Use trees, shrubs, and vines to enclose and embellish outdoor spaces such as patios, terraces, courtyards etc. and emphasize site circulation, e.g., a tree-lined entry path.

10.7 Landscape edges of improved public paths with trees, shrubs, vines etc. In addition, public amenities such as benches and arbors are encouraged.

Special Guidelines for Hillside:

10.8 In hill areas, use irregular plant spacings and plant trees in undulating groups to achieve a grove effect. Especially consider native, fire-resistant species such as coast live oak, etc. Plant shrubs of varying heights and sizes among trees.

10.9 In hill areas, maintain natural topography or use a series of stepped terraces/retaining walls to create grade transitions between the street and the house. Avoid tall retaining walls.

10.10 In the Upper Hill Area, space trees and other vegetation to avoid creating fire ladders. Plant trees 15' from structures where possible.

10.11 In high visibility hillside and canyon areas all graded surfaces should be fully landscaped and the structure buffered by quantities of vegetation beyond the basic landscaping requirements of the Zoning Regulations. Aim for a natural appearance on graded slopes.

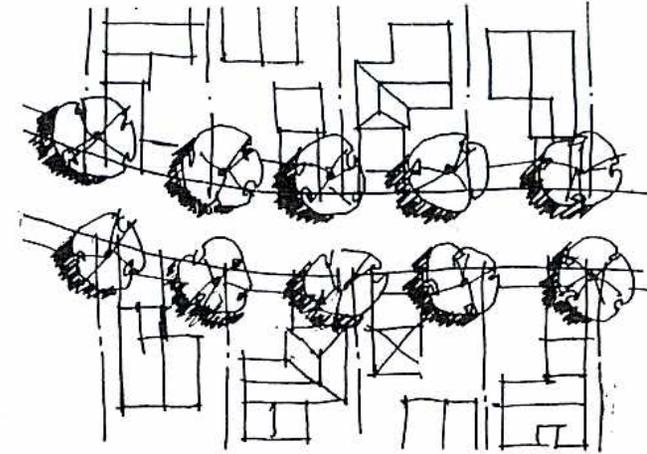
10.12 In hill areas, highlight the entry path by using landscaped courtyards, stepped terraces, colonnades to define space and movement.

10.13 In hill areas, use naturalistic materials such as brick, turf block, unit pavers or other textured or decorative surfaces for walkways etc.

10.14 In hill areas, heavy timber, decorative metal and natural materials such as stone, brick etc. are encouraged to improve fire resistance of site structures.

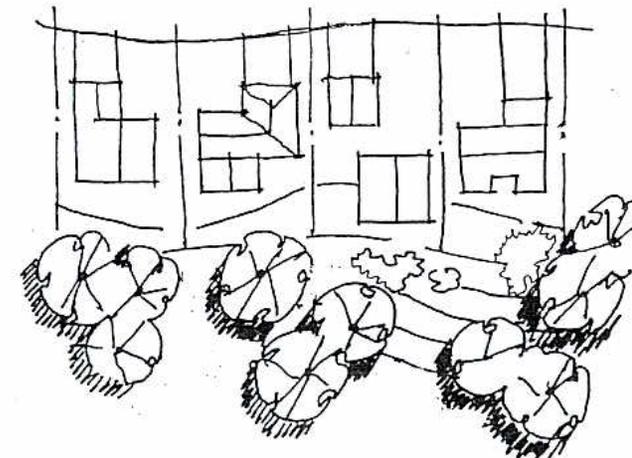
10.15 In hill areas, consider the visual impact on neighborhood appearance and natural hillsides in the siting and design of long fences. Fences should not be dominant visual elements on hillsides. Tall fences around the property perimeter are often discouraged.

See also Criterion 11 (Street Fronting Fences and Freestanding Walls).



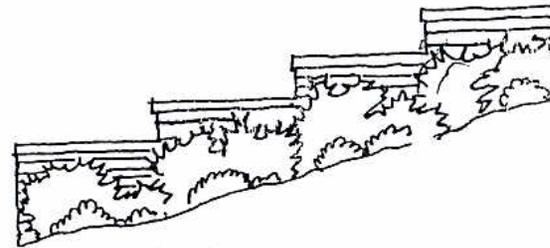
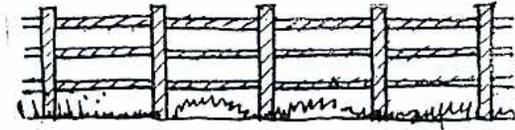
ENCOURAGED

- ▶ *Street trees spaced to give continuity to neighborhood and frame the street without touching canopies*



ENCOURAGED

- ▶ *Irregularly shaped and adequately spaced groupings of trees on steep hillsides*



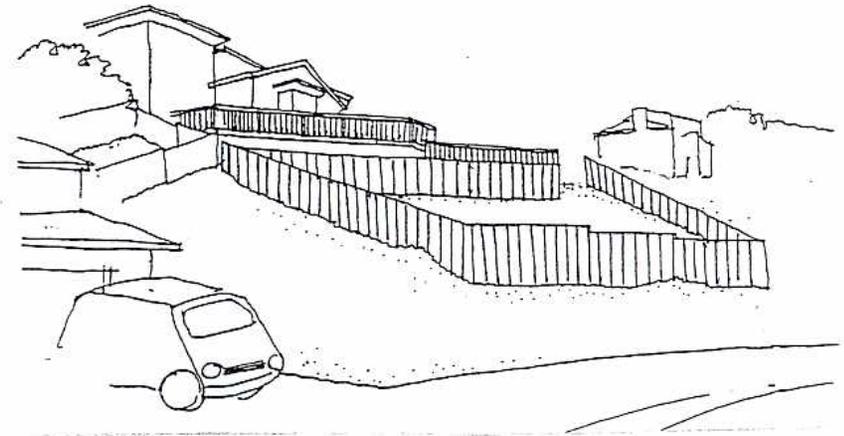
ENCOURAGED

- ▶ *Low open fences on visible hillsides (no fencing also encouraged)*
- ▶ *Fences that step with topography*



ENCOURAGED

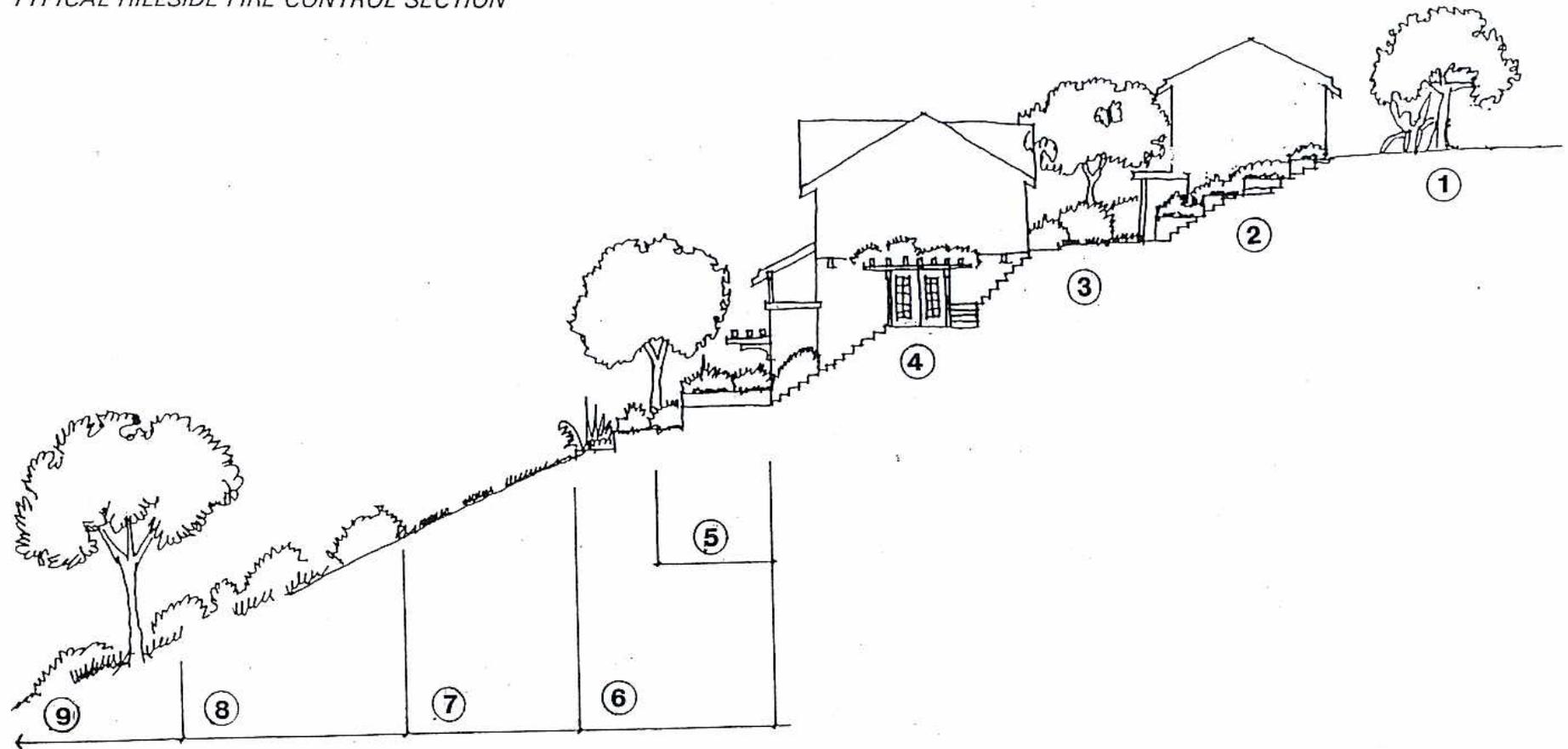
- ▶ *Low stepped retaining walls with landscaping*



DISCOURAGED

- ▶ *Solid fences along property perimeter on steep visible hillsides and canyon areas*

TYPICAL HILLSIDE FIRE CONTROL SECTION

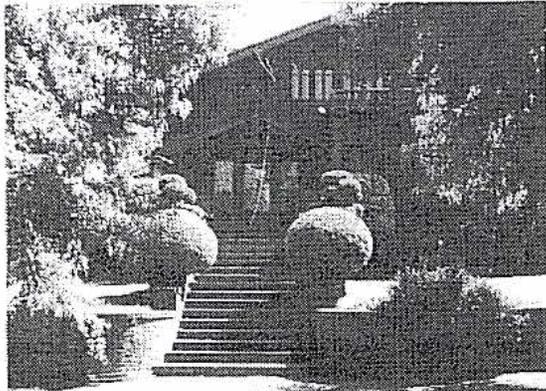


- 1 Feature tree
- 2 Landscape and planter at skirt wall
- 3 Controlled ornamental landscape in court yard
- 4 Well maintained trellis and vine at side entry
- 5 Plant major trees, where possible 15 feet from house
- 6 Garden landscaping
- 7 Fuel break zone, low plants up to 18" (plant in non-continuous groupings, keep clear of leaves and brush)
- 8 Transition zone - shrubs ok
- 9 Indigenous planting - trees ok

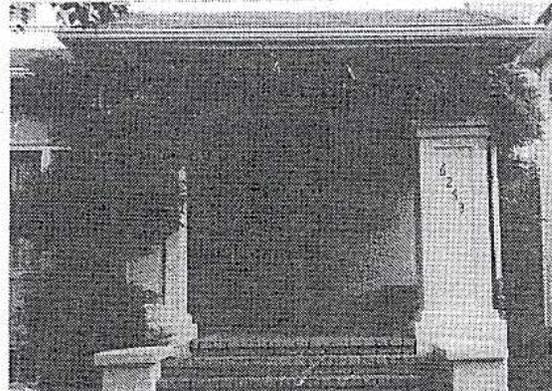
Notes:

Drip irrigation system recommended

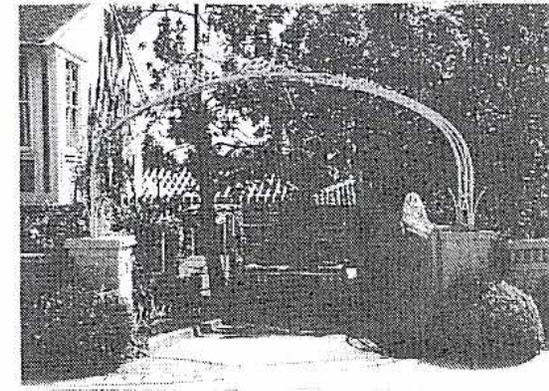
Trim and thin all vegetation



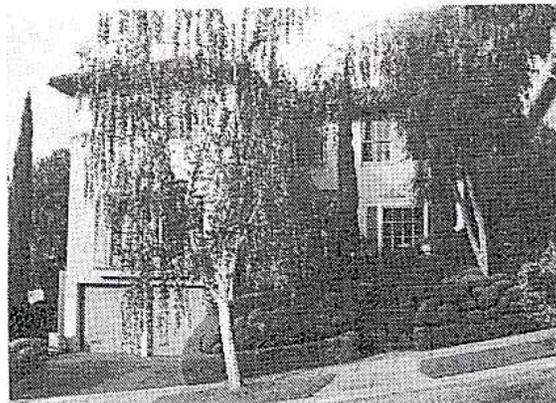
▶ *Formally shaped bushes frame entry*



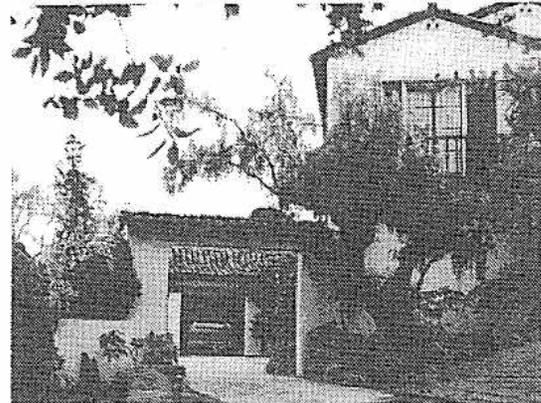
▶ *Vine embellishes entry porch*



▶ *Trellis with vine creates gateway*



- ▶ *Shrubs sculpted to soften grade transition and mark entry*
- ▶ *Trees asymmetrical to entry soften landscape composition*



- ▶ *Feature tree diffuses building mass*
- ▶ *Gateway design same style as house*

CRITERION 11: STREET FRONTING FENCES AND FREESTANDING WALLS

- (a) *Street fronting fences and freestanding walls shall not be overly dominant within the streetscape and shall relate well to buildings, landscaping and other streetscape design features.*
- (b) *Fences and freestanding walls within front yards and the front portions of street side yards on corner lots shall complement the architectural style of the adjacent residence.*

"Front portions of street side yards" refers to the portions of street side yards adjacent to the main residence and does not refer to portions at the rear of the main residence.

See Criterion 10 (Landscaping) for general provisions concerning fences and walls, including retaining walls.

INTRODUCTION:

The Oakland Planning Code's standards for street fronting fences and freestanding walls are found in Section 17.108.140 and are summarized as follows:

Height Limits for street fronting fences and freestanding walls:

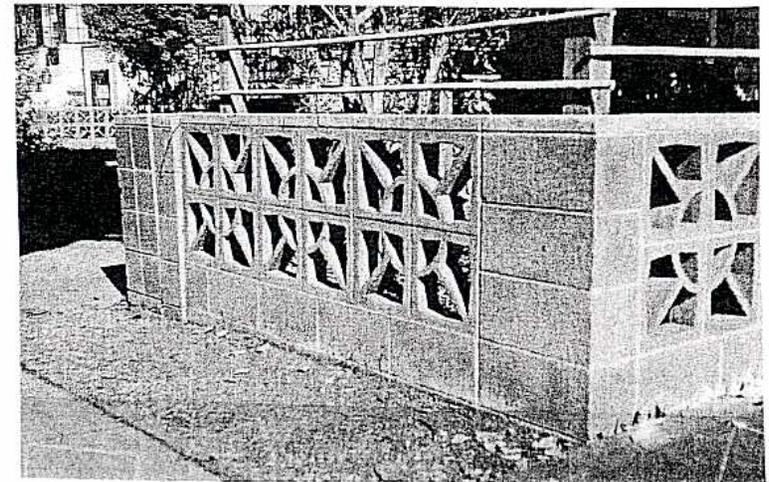
1. Front yards and front portions of street side yards: 42" by right and six feet with a Conditional Use Permit.

One entry gateway, trellis or other entry structure is allowed by right in front yards if the structure's height or width does not exceed ten feet.
2. Rear yards on double frontage lots and rear portions of street side yards: Six feet.

Restricted Materials:

1. Chain link fences higher than 42" are not allowed in front yards and front portions of street side yards.
2. Barbed wire and razor wire are not allowed.
3. Plain concrete block is not allowed unless capped and finished with stucco or other material approved by the Director of City Planning.

Note: Criterion 11 and the Guidelines listed below apply *only* to street fronting fences/walls that: (a) are taller than 42" and require a Conditional Use Permit; or (b) are part of a landscape plan requiring City approval.



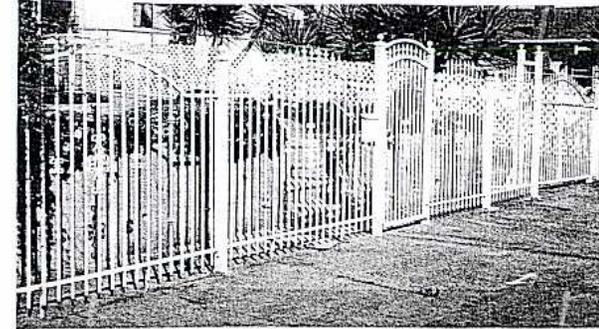
Plain concrete block is not allowed as a fence/wall material under the Oakland Planning Code.

GUIDELINES:

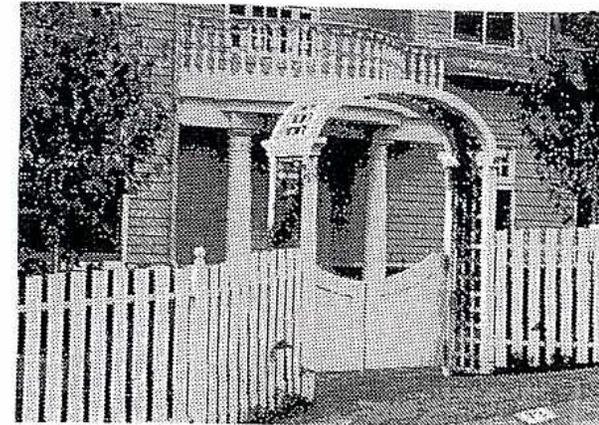
11.1 A front or street side yard fence/wall should not call attention to itself, but instead focus and direct attention to the residence. Avoid fences/walls in the front or street side yard that are overly dominant features within the streetscape.

11.2 Use front and street side yard fence/wall designs that complement and are consistent with the architecture of the building. For example, wood fences are usually inconsistent with Mediterranean architecture, but low solid stucco walls or iron picket fences often work well.

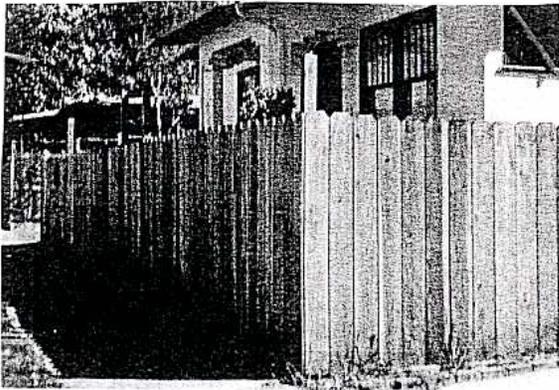
11.3 Avoid solid wood fences in front and the front portion of street side yards. Portions of fences/walls that are in these yards and taller than 42" should be at least 70% transparent, and the fence/wall as a whole should be at least 60% transparent.



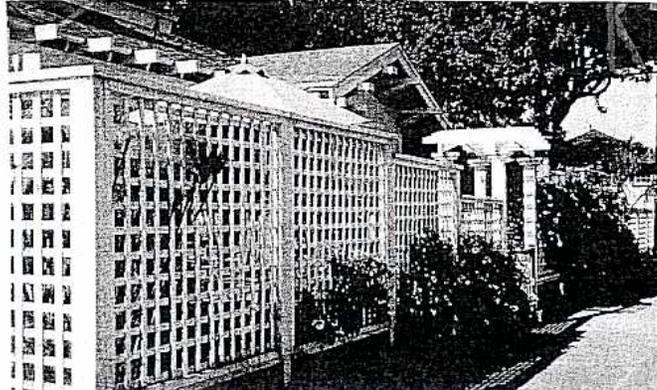
11.1 Avoid fences that are overly dominant features within the streetscape.



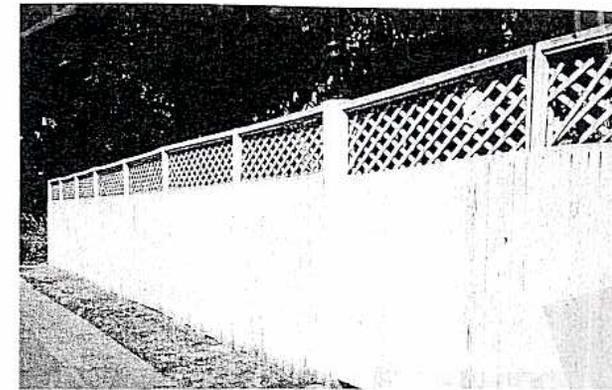
11.2 Use fence/wall designs that complement and are consistent with the architecture of the building.



11.3 Avoid solid wood fences in front yards and front portions of street side yards.



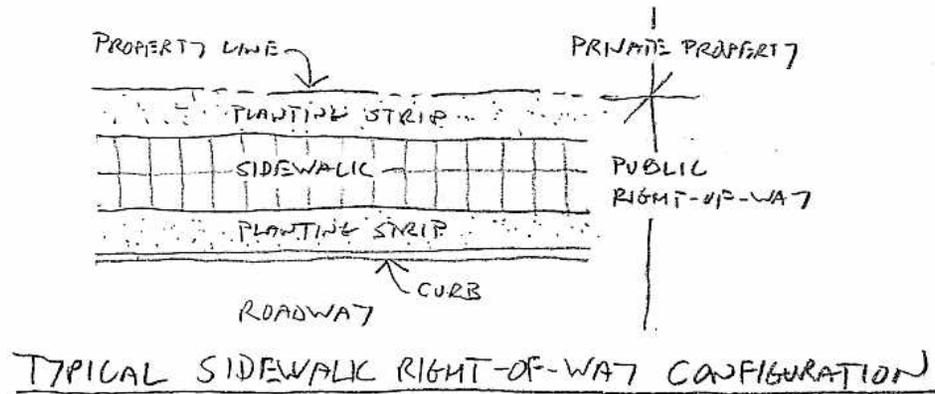
11.3 Fences that are taller than the Planning Code's 42" height limit should have an overall transparency of at least 60 percent to provide visibility of the building, promote security within street fronting yards by maintaining public surveillance and avoid walling in the streetscape.



11.3 Avoid fences taller than the Planning Code's 42" height limit that have an overall transparency of less than 60 percent.

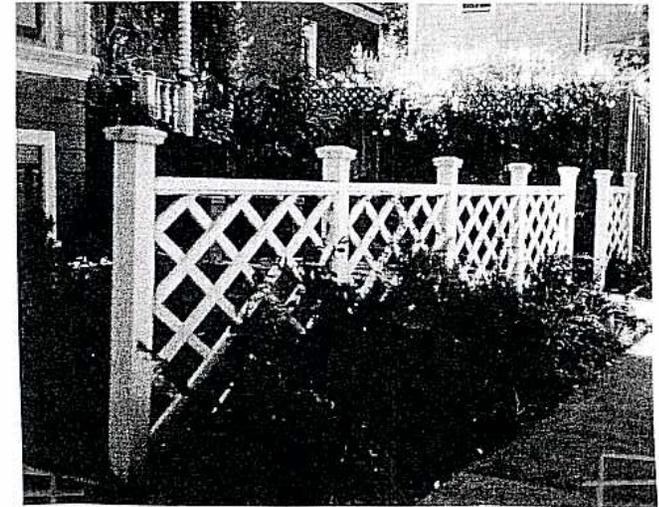
OAKLAND DESIGN REVIEW MANUAL FOR ONE AND TWO UNIT RESIDENCES
Criterion 11: Street Fronting Fences and Freestanding Walls

- 11.4 Maintain a regular rhythm in the fence/wall design. Except for gates and other special situations, the length of fence sections between posts should be as equal as possible. Posts should usually all be the same height, except when the overall fence height changes.
- 11.5 Design fence/wall entries to give visual prominence to the residence and direct attention to the building entry.
- 11.6 Set front or street side yard fences/walls out of the public right-of-way and at least 18" back from the edge of the sidewalk. Landscape the unpaved strip between the fence/wall and sidewalk. (Note: Fences/walls that are not set back at least to the lot line are within the public right-of-way and require an encroachment permit. On most streets, the sidewalk does not extend all the way to the lot line, resulting in a strip of unpaved right-of-way often over three feet wide that looks like it is part of the private property.)

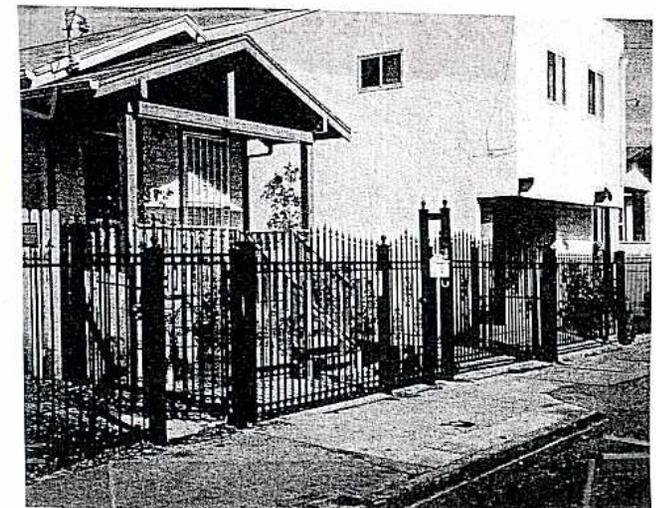


TYPICAL SIDEWALK RIGHT-OF-WAY CONFIGURATION

- 11.7 Whenever possible, maintain the same alignment as other street-fronting fences/walls along the block face. (Note: If all fences/walls were installed along the property line, they would automatically be aligned. However, since many street-fronting fences/walls are constructed within the public right-of-way, often illegally, maintaining such alignment will not always be possible.)



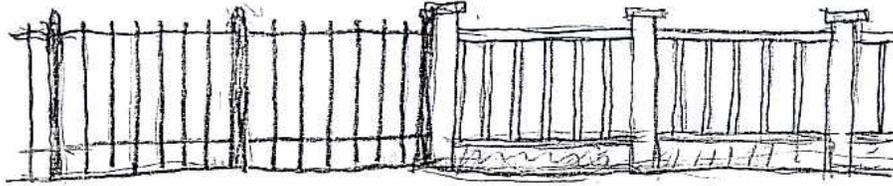
11.6 Set fences/walls out of the public right-of-way and at least 18" back from the sidewalk. Provide landscaping along the base of the fence/wall.



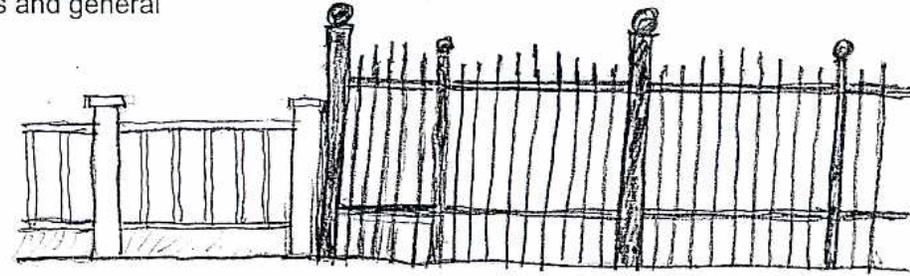
11.6 Avoid fences/walls in the public right-of-way.

OAKLAND DESIGN REVIEW MANUAL FOR ONE AND TWO UNIT RESIDENCES
Criterion 11: Street Fronting Fences and Freestanding Walls

11.8 Maintain the basic geometric characteristics of any other street fronting fences within the block face, such as overall height (except for existing fences over the Planning Code's 42" height limit and where the new fence will be within the height limit), height of top rails and general rhythm of openings.



Maintaining the basic patterns of existing fences/walls promotes a unified and well-ordered streetscape.



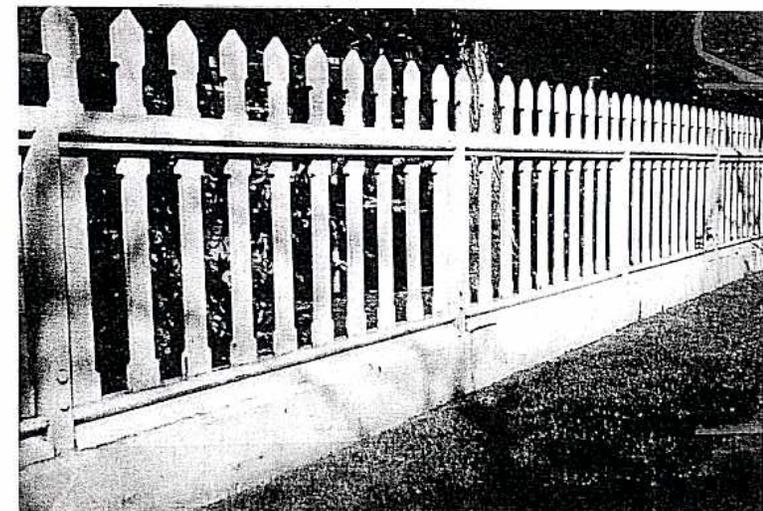
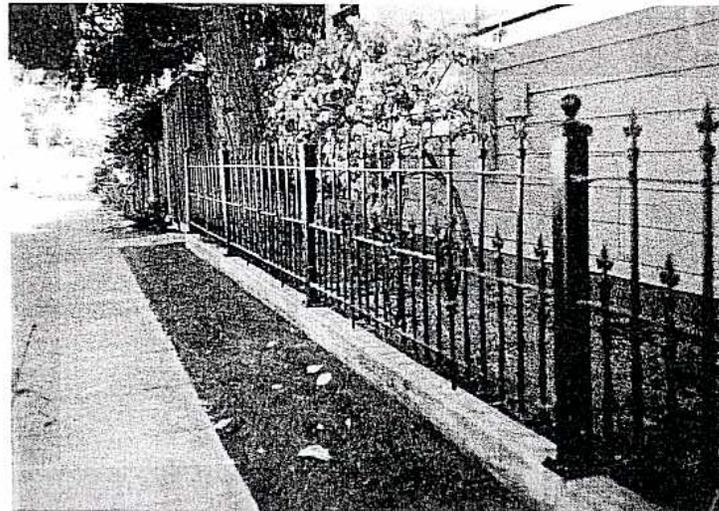
Significant changes from prevailing fence/wall patterns can be disruptive.

11.9 Use dark colors for metal fences.

11.10 Street-fronting chain link fences should either have a dark vinyl covering (available colors are usually dark green or black) or be painted a dark color. They should also be accompanied by climbing vines or other vegetation that will mask their visibility.

11.11 For street fronting fences/walls taller than 42", the required vegetation along the street side base should have an ultimate height of at least one-third of the fence/wall height to reduce the structure's visibility.

11.12 For wood or metal picket front and street side yard fences, consider a solid base up to about one-foot high. This gives a solid architectural quality to the fence and helps relate it better to surrounding buildings.



11.12 Consider a solid base up to about one foot high for wood or metal picket fences.

CRITERION 12: S-10 SCENIC ROUTE COMBINING ZONE

Project design in the S-10 Scenic Route Combining Zone shall be aimed at achieving an atmosphere of harmony with nature. The following design considerations shall be given special attention:

1. *Materials and architectural appointments;*
2. *Colors;*
3. *Landscaping;*
4. *Building mass and siting.*

(Note: This section is based on the S-10 Scenic Route Combining Zone Guidelines for Development and Evaluation, adopted by City Planning Commission September 19, 1973 and amended September 24, 1975)

INTRODUCTION:

The S-10 Zone is intended to create, preserve, and enhance areas where hillside terrain, wooded canyons and ridges, and fine vistas or panoramas of Oakland, neighboring areas, or the Bay can be seen from the road. The zone requires design review for all construction and changes of exterior appearance. It prohibits driveway access to Grizzly Peak Boulevard, Skyline Boulevard, Tunnel Road, and Shepherd Canyon Road, unless a Conditional Use Permit is granted. Along Grizzly Peak, Skyline, and Tunnel, it imposes a special height provision on downslope lots. Within the area covered by the Shepherd Canyon Corridor Plan, S-10 requires a Use Permit for all subdivisions and lot line changes, and also provides a procedure to waive or reduce lot area and certain other requirements. (See Planning Code Chapter 17.90 for the complete S-10 zoning text.)

Design Review should ensure that when man-made structures are introduced along the scenic route they are sensitively related to the natural setting and that special consideration has been given to their setting and design.

To facilitate siting and design of buildings, sensitively related to the natural setting, applications for design review of proposed development in the S-10 Zone should be accompanied by a Soils Report where suggested by the Office of Public Works.

Site plans should, in addition to normal siting, boundary and topographical information, show: (1) location of the paved portion of the public street adjoining the subject property; and (2) location, type, and size of the live trees on the property. Size is to be determined by measuring the diameter of the main trunk at a point four feet above the ground.

GUIDELINES:

12.1 Materials and Architectural Appointments.

- (a) Natural building materials, such as brick, stone, masonry, or wood, should be emphasized in the design of the exterior.
- (b) Uneven textures should predominate.

12.2 Colors.

- (a) Preference should be given to "earth" colors, such as olive, ochre, sienna, gray, gray-green, gray-blue, etc. although warm colors may be appropriate in small accessory treatment, or as design counterpoints.

12.3 Landscaping.

- (a) Preference should be given to planting and encouraging the growth of desirable low-combustion plant types found in the area. Contrived, non-native landscaping, such as cactus gardens, brightly colored gravel, extreme plant shaping, etc., are inappropriate.
- (b) Wherever removal of large live trees is necessary, they shall be replaced by planting, prior to building occupancy, of trees elsewhere on the property within view from the road.

12.4 Building Mass and Siting.

- (a) Foundations should be stepped to reflect the natural slope of the terrain. Excessive support members or mechanical systems should be covered or screened.
- (b) Large flat building planes should be avoided. The spatial arrangement of the building - including roof overhangs, for instance - should be used to achieve alternating light and dark building surfaces which will blend with similar contrasts found in the surrounding natural vegetation.
- (c) Rooflines and roof surfaces should be an important part of the building design. Sloped roofs should reflect the natural slope of the terrain. Flat roofs should be developed as open space, or as gardens serving nearby living space.
- (d) (For restrictions on the height of rooflines for buildings along Grizzly Peak Boulevard, Skyline Boulevard, or Tunnel Road, see Section 17.90.070 of the S-10 Zoning text.)
- (e) (For requirements on the siting of driveways, see Section 17.90.040 of the S-10 Zoning text.)
- (f) In the Shepherd Canyon Corridor, structures should be clustered or otherwise sited so as to maximize the conservation of those open portions of the property which are visually, recreational, or ecologically valuable or which pose topographical, geological, or hydrological hazards or problems. (See Sections 17.90.060 and 17.90.080 of the S-10 Zoning text, and the 'Illustrative Future Land Use Map' in the Shepherd Canyon Corridor Plan.) Every reasonable effort should be made to maximize the quantity, quality, and continuity of the open space along Shepherd Canyon Road.

12.5 Accessory Equipment.

- (a) Television or radio antennas should be placed so they are not silhouetted against the view, preferably not mounted on the roof.
- (b) Fencing placed near the street should be of a height to allow for view; on downslope lots, fences should not violate the special height provisions for the S-10 Zone.
- (c) Swimming pools and equipment sheds should not be placed in the front yard area.

Appendix A: Projects Exempt from Design Review

APPENDIX A: PROJECTS EXEMPT FROM DESIGN REVIEW: STANDARDS FOR DETERMINING WHETHER AN ADDITION OR EXTERIOR ALTERATION “MATCHES” THE EXISTING BUILDING.

A project will be **exempt** from Design Review if it meets the thresholds established in the applicable zoning section and it “**matches**” the existing building in terms of **all** of the following standards (as described in detail in the next section):

- a. Windows (type, proportions, materials, trim, and composition);
- b. Siding;
- c. Roof (shape, form and materials);
- d. Scale and proportions;
- e. Style and character;
- f. Eaves and overhangs;
- g. Decorative elements.

Note: Projects that are exempt from Design Review must have their exempt status verified by the Planning Department prior to building permit application.

Standards for Determining Whether an Addition or Exterior Alteration “Matches” the Existing Building

In order for an addition or exterior alteration to be exempt from Design Review, it must “match” the existing building as described in the following standards. Note that projects that are not exempt from Design Review may, but are not necessarily required to, conform to these standards also.

1. Windows:

Windows are important elements in the composition of architectural elevations. In most cases, it is desirable to maintain consistency in window design. A façade of varied window types, proportions or materials, if not carefully designed, can easily end up looking unbalanced or poorly composed. Often windows incorporate detail found in other façade elements or proportions similar to those of the building as a whole. Through this practice, an overall balance and integration of forms and proportions can be achieved.

With this in mind, new windows should match those existing in terms of type, proportions, materials, trim, and composition, and should conform as closely as possible to the appearance of existing windows.

Often windows on the front façade are given special treatment. Therefore, if windows are to be added on the front façade, and there is a difference between the design and treatment of existing front-facing windows and those on other parts of the building, then the new windows should conform to those on the front wherever feasible and appropriate.

- A. Note the predominate window type used in the existing structure (or on the front façade): casement, fixed, double-hung (sash), horizontal sliding, Venetian (Palladian), or other. If windows contain mullions creating individual panes or lights, note the number, proportions and configuration of lights. If there is a consistent use of one (or more) window types(s), then additional windows should be of the same type(s).
- B. Note the predominate window proportions used in the existing structure (or on the front façade): square, rectangular or arched; horizontal or vertical; or other. If there is a consistent use of windows of substantially similar proportions, then additional windows should be of similar proportions.
- C. Note the predominate window material(s) used in the existing structure (or on the front façade): wood, aluminum or other. If there is a consistency in window material(s), then additional windows should be of the same material(s). Note that if, in the opinion of the Design reviewer, the detailing and treatment of the new windows conform in appearance to these of the existing building, this criterion will be determined to have been met.
- D. Note the predominate trim design: painted wood 1x3's, 1x4's or similar; painted wood trim incorporating projecting sills and headers; trim incorporating classical columns, colonettes, pilasters, window shields, keystones, garlands, patera, fluting or other architectural features; or other. If there is a consistent use of a particular trim design, then additional windows should incorporate a similar trim design. Note that proportional reproductions may be allowed if, in the opinion of the Design Reviewer, they will be consistent in appearance with that of the existing building.

Appendix A: Projects Exempt from Design Review

- E. Note the predominate window composition: vertical windows grouped in pairs, narrow vertical windows flanking a larger vertical or square window (e.g. bay or Palladian windows), long horizontal series of windows (e.g. band windows), windows with fanlights or transoms above, windows centered under gables, or other. If there is a consistency in window groupings or composition, then additional windows should be grouped or composed similarly.

2. Siding:

Siding can be used to unify a building composition, to help reduce scale or perceived bulk, and/or to differentiate different building parts or individual dwelling units. Sometimes different siding is used to strengthen a building's base, to lighten the uppermost parts of a building, to articulate floor levels or window bands, or to emphasize an entrance. Care should be taken, however, that treatments are employed consistently and that they harmonize with adjacent treatments. When a variety of treatments are to be used, their selection and placement should be governed by a strong design rationale in order to avoid the appearance of a piecemeal application.

With this in mind, new siding should match the existing in terms of treatment (e.g. material; color; texture; orientation or pattern; and size, width and/or spacing of units) and should conform as closely as possible to the appearance of the existing building.

- A. Note the existing siding material: dimensional lumber, board and batten, wood shingles, stucco, brick, stone, pre-cast concrete masonry units, pressed hardboard resembling wood siding, glass or other. If siding is unpainted or stained wood, note variety: cedar, redwood, oak, pine, or other.
- B. Note the color pattern used on the existing building.
- C. Note the siding texture(s): smooth, rock-faced or vermiculated, plain or rusticated, polished or rough, glossy or matte, fine or course, striated, swirled, or other.
- D. Note the siding orientation, pattern or type (if applicable): vertical, horizontal, or diagonal (dimensional lumber) square butt, sawtooth, octagon, diamond, fishscale, or chisel (shingles); coursed or uncoursed rubble or bonded or random ashlar (masonry); drop,

bevel, clapboard, or board and batten (wood); Flemish or American bond (brick); or other.

- E. Note the size, width, or spacing of siding units (if applicable).
- F. If more than one material, color, texture, orientation, pattern, type, size, width, or spacing exists, note their respective locations on the building and their relationship to one another. Identify the predominate siding characteristics for each part of the building: the base, first floor, second floor, attic, entrance, trim, accents, and other. If there is a consistent use of a particular treatment on a particular building part, then new siding on a similar part should share that treatment.

3. Roof:

The design of a building's roof determines a building's basic form and its profile against the sky. The various massing elements of a building can be successfully integrated through the use of similar roof designs. Often the main roof design is repeated in the design of minor roof elements over wings, entryways and dormers. Elements with roofs that vary substantially from the design of the main roof run the risk of appearing tacked-on.

With this in mind, new roofing should match the existing in terms of shape, form, and materials and should conform as closely as possible to the appearance of the existing roof.

- A. Note the predominate roof shape: gable, hip, mansard, gambrel, shed, flat, or other.
- B. Note the predominate roof form: steeply sloped, moderately sloped, shallowly sloped, flat, or other.
- C. Note the predominate roof material: wood shingles (or shake), asphalt shingles, brick tile, pre-pre-cast units, metal, or other. Note that if, in the opinion of the Design Reviewer, the proposed roof material conforms in appearance to that of the existing building, this criterion will be determined to have been met.

Appendix A: Projects Exempt from Design Review

4. Scale and Proportion:

Architectural balance and integration can also be achieved through the incorporation of similarly sized and shaped elements.

With this in mind, additions and alterations should match the existing in terms of scale and proportions.

- A. Note height of building, arrangement of masses, shape and form of roof, location of setbacks, width of bays, extent of wall and roof planes, size and placement of major façade elements (e.g. porches, bays, dormers, balconies and other recesses and projections), and continuity of vertical and horizontal lines.

5. Style and Character:

Architectural style refers to a building's look or character and results from the consistent use of a rationally-selected combination of architectural treatments, forms and details. Successful building design often owes itself to a strong consistency in character. If the character of a building is not consistently maintained, or if ornament is not rationally applied, a building which lacks architectural integrity and unity may result.

With this in mind, additions and alterations should match the existing in terms of style and character.

- A. Note the predominate architectural style of the existing structure (e.g. Mission Revival, New England or Georgian Colonial Revival, Mediterranean Revival, Victorian, Italianate, Stick, Eastlake, Craftsman or Shingle, Queen Anne, Bungalow, Prairie, International, or other) by identifying the elements which lend the building its character: building form, material, treatment, texture, detailing, ornament, and design and composition of architectural elements such as columns, pilasters, pediments, cornices, friezes, molding, soffits, brackets, fascias, roofs, windows, doors, porches, porticos, banisters, and balustrades. Whenever any of these devices are consistently employed in the existing building, their use should be continued in the addition or alteration wherever feasible and appropriate.
- B. Note that different materials or proportional reproductions may be allowed if, in the opinion of the Design Reviewer, they will be consistent in appearance with that of the existing building.

6. Eaves and Overhangs:

One of the most important considerations in the design of a house involves the edge condition where the exterior wall and roof planes meet. Scale, style and sense of protection and enclosure all are affected by the roof's configuration relative to the walls below. Employed consistently, the design of eaves and overhangs can also act as unifying elements and may be used to provide desirable shadows creating interest on and relief from blank, unbroken wall planes.

With this in mind, additions and alterations should match the existing in the design of eaves and overhangs.

- A. Note distance of overhang and design and composition of purlins, rafters, brackets, soffits, cornices, and/or fascia.

7. Decorative Elements:

Well composed and unified architectural designs are often marked by a consistency in placement; pattern (or rhythm), and design of decorative elements. Even the most ornate designs usually rely on a limited number of decorative elements used repeatedly in original or slightly adapted form. Piecemeal embellishments applied with no rationale on the one hand and flat unadorned additions which fail to reproduce the richness of the original design on the other should be avoided.

With this in mind, additions and alterations should match the existing in terms of use of decorative elements wherever feasible and appropriate.

- A. Note design and composition of columns, capitals, colonettes, pilasters, cresting, brackets, panels, keystones, fanlights, sunbursts, garlands, dentils, scrolls, patera, festoons, fluting, friezes, pediments, banisters, balustrades, and the like.
- B. Note that different materials or proportional reproductions may be allowed if, in the opinion of the Design Reviewer, they will be consistent in appearance with that of the existing building.

Appendix B: Architectural Styles



Mediterranean Style (1920 - 1930)

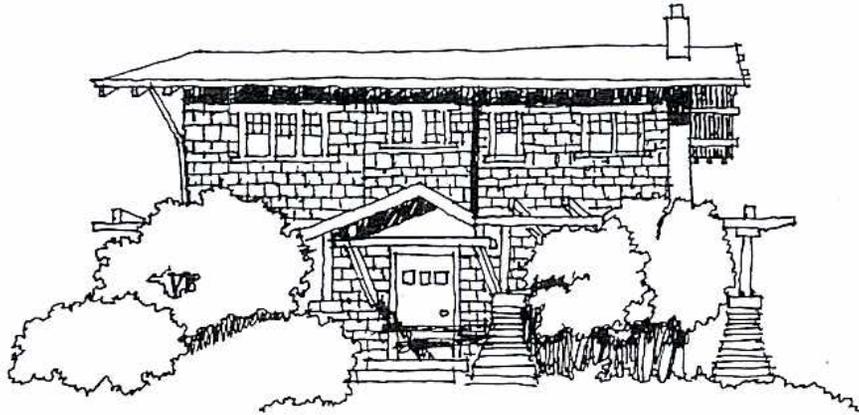
- ▶ *An additive composition of masses which are related in form but vary in size*
- ▶ *Relatively shallow roof pitches*
- ▶ *Light colored stucco, terra cotta roof tiles*
- ▶ *Use of decorative hand painted tile near important places like the entrance*
- ▶ *Use of "tropical" vegetation around house*
- ▶ *Use of decorative ironwork (gate) and decorative woodwork (balcony)*
- ▶ *Attic space vented with terra cotta castings*



Prairie School Style (1910 - 1925)

- ▶ *Based on Frank Lloyd Wright Prairie Style*
- ▶ *Low pitch or flat roof with eave*
- ▶ *Main volume with lower wings/porches*
- ▶ *Detail emphasizing horizontal lines*
- ▶ *Massive square porch supports*
- ▶ *Horizontally grouped windows often recessed or with thick casements and decorative muntin designs*
- ▶ *Stucco*

Appendix B: Architectural Styles



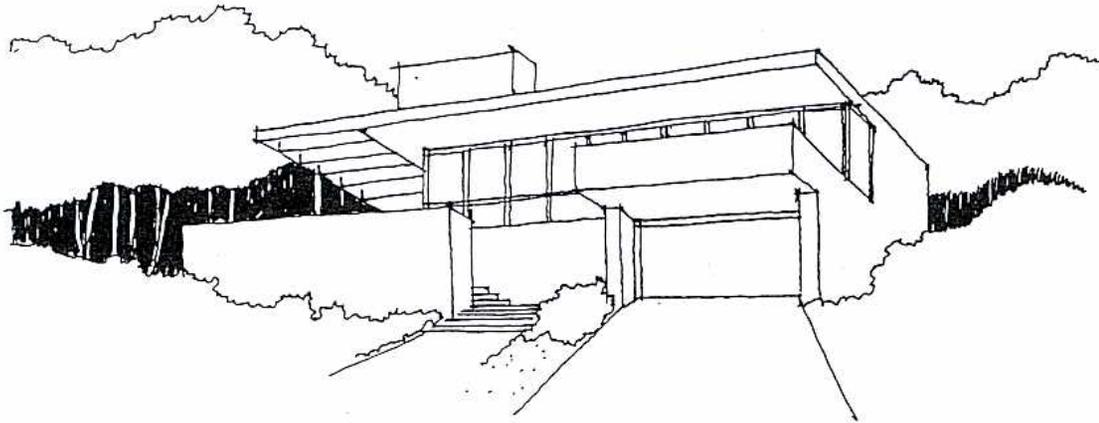
Craftsman Style (1905 - 1930)

- ▶ *Low pitch gable roof with deep eaves*
- ▶ *Exposed timber and wood joinery for rafters, brace supports and beams*
- ▶ *Trellis or porch at entry*
- ▶ *Battered (sloped) or stone skirt walls*
- ▶ *Stucco or wood shingle siding*
- ▶ *Windows taller than wide, with transoms and grouped horizontally*



Period/French Style (1920-1935)

- ▶ *Steeply pitched gable and peaked roofs in slate or composition shingle*
- ▶ *Flat, round and steep arches*
- ▶ *Rough stucco and decorative stone, brick or wood*
- ▶ *Vines growing on face of house*
- ▶ *"Tropical" vegetation around house*
- ▶ *Large muntin divided windows*
- ▶ *Other styles within this category are English Tudor and European eclectic*



International Style

- ▶ *Emphasis on vertical and horizontal planes including freestanding walls and cantilevered roofs and terraces*
- ▶ *Floor to ceiling windows*
- ▶ *Windows, usually metal casements, in horizontal bands*
- ▶ *Flat roofs often without coping*
- ▶ *Smooth, unornamented wall surface*
- ▶ *Lack of decorative details*
- ▶ *Dynamic asymmetrical facades*



Eclectic Modern

- ▶ *Joinery used as decorative detailing*
- ▶ *Often a composition of several simple or complex geometric forms*
- ▶ *Contrasting materials, textures and colors*
- ▶ *Distinctive window shapes and placements*

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